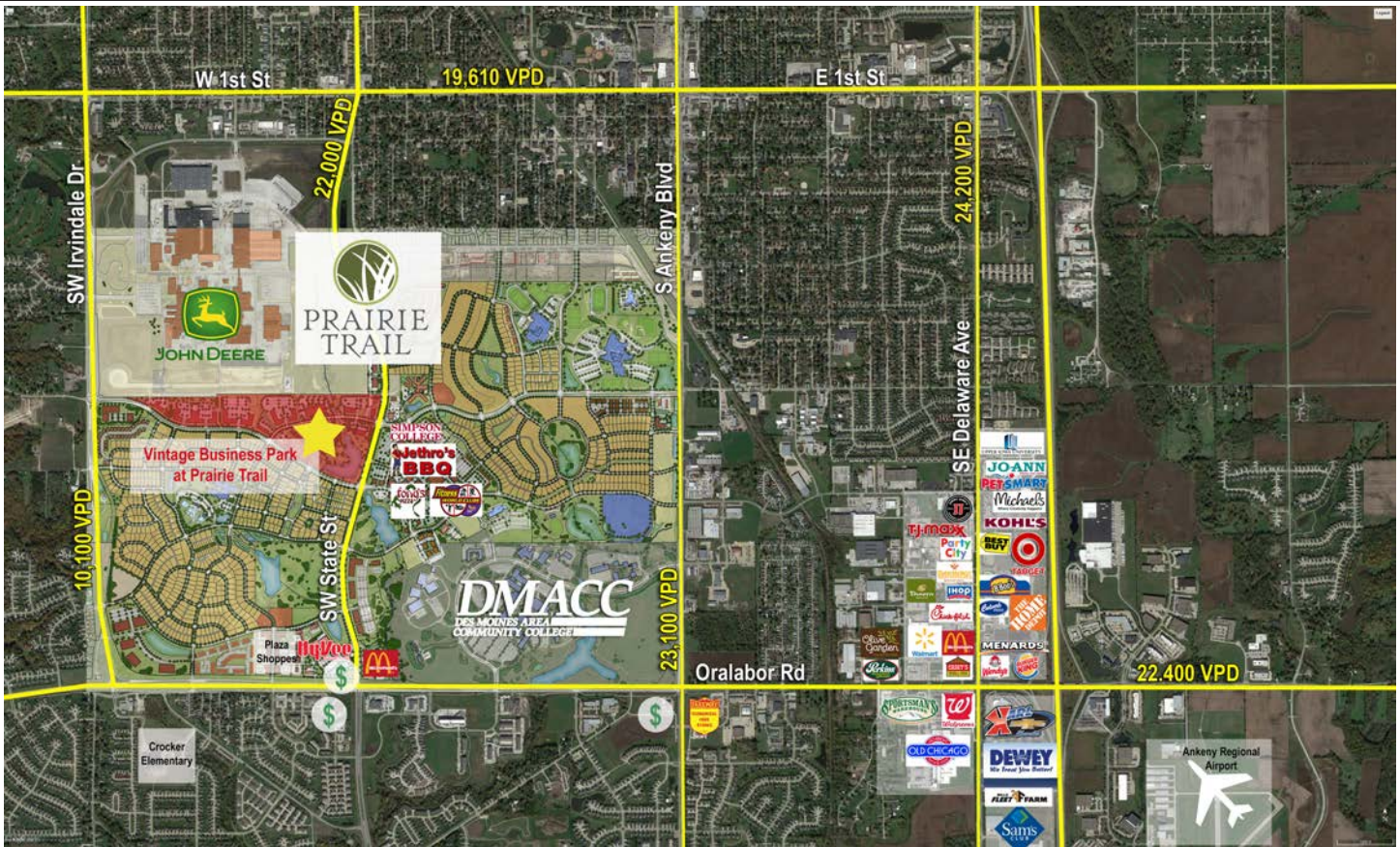




# Vintage Business Park

SW State Street and SW Vintage Parkway | Ankeny, IA



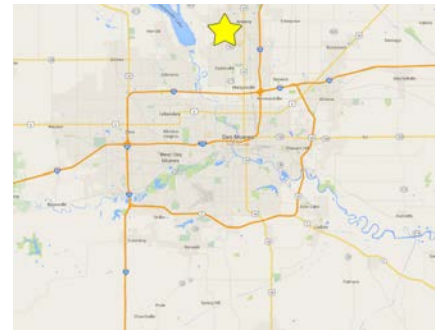
## Commercial Land Available for Sale

### Property Information

- Sale Price: \$5.00 - \$8.50 PSF
- Lot Size: 2 - 38.38 acres
- Zoned: Commercial
- Located in the heart of Ankeny's Prairie Trail development
- Adjacent to John Deere Des Moines Works, Iowa Soybean Association, Future Farmers of America, The District and DMACC

### Traffic Counts

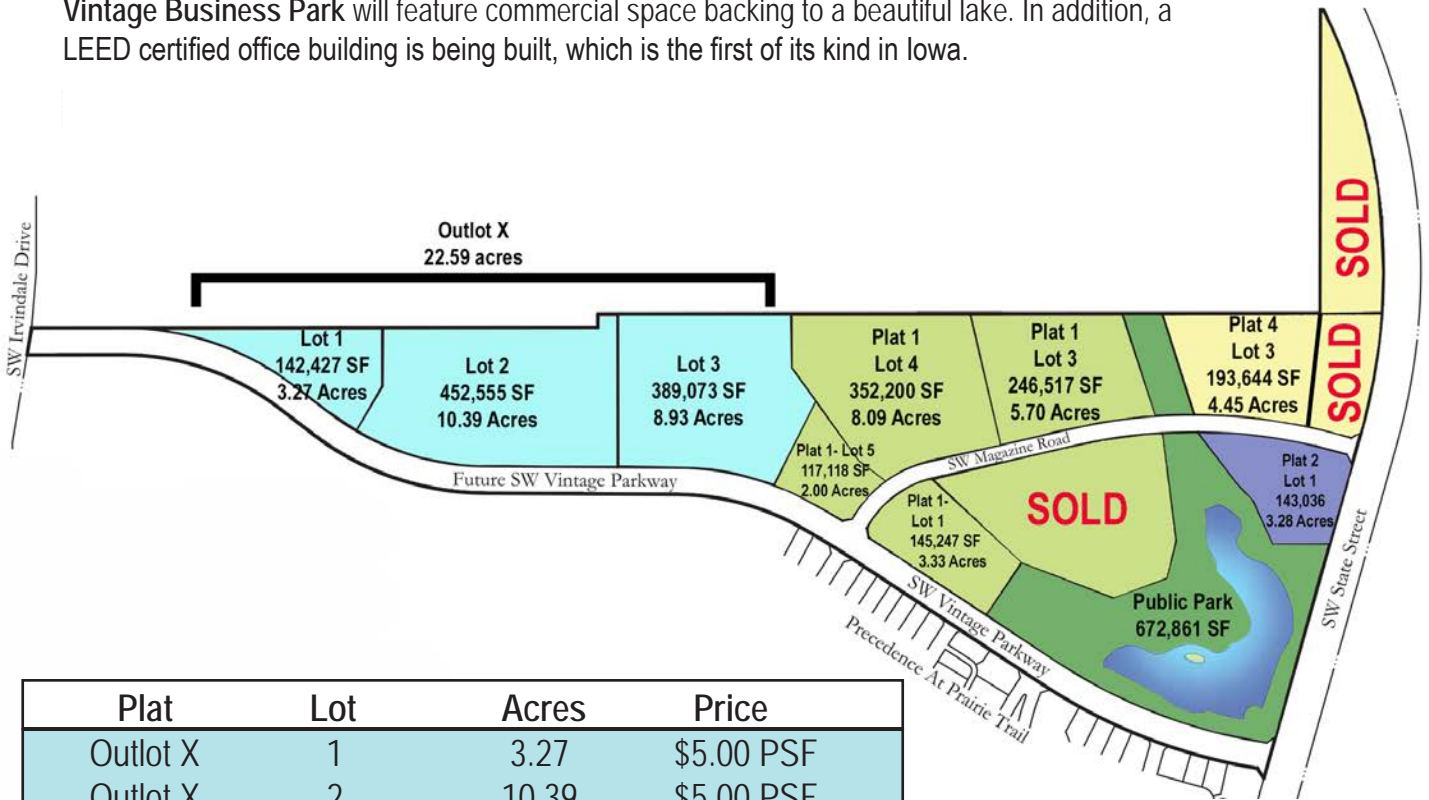
- SW State Street 19,737 VPD
- S. Ankeny Blvd 25,480 VPD
- S. Magazine Rd 4,830 VPD



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Vintage Business Park will feature commercial space backing to a beautiful lake. In addition, a LEED certified office building is being built, which is the first of its kind in Iowa.



| Plat     | Lot | Acres       | Price      |
|----------|-----|-------------|------------|
| Outlot X | 1   | 3.27        | \$5.00 PSF |
| Outlot X | 2   | 10.39       | \$5.00 PSF |
| Outlot X | 3   | 8.93        | \$5.00 PSF |
| Plat 1   | 1   | 3.33        | \$6.50 PSF |
| Plat 1   | 2   | <b>SOLD</b> | \$6.50 PSF |
| Plat 1   | 3   | 5.70        | \$6.50 PSF |
| Plat 1   | 4   | 8.09        | \$6.50 PSF |
| Plat 1   | 5   | 2.00        | \$6.50 PSF |
| Plat 2   | 1   | 3.28        | \$8.50 PSF |
| Plat 4   | 1&2 | <b>SOLD</b> | \$6.50 PSF |
| Plat 4   | 3   | 4.45        | \$6.50 PSF |
|          |     | 49.44       |            |

| 2015 Demographics | 1 Mile   | 3 Miles  | 5 Miles  |
|-------------------|----------|----------|----------|
| Population        | 2,786    | 49,466   | 68,602   |
| Households        | 1,085    | 18,976   | 25,775   |
| Avg. HH Income    | \$69,502 | \$87,478 | \$93,216 |
| Median Age        | 30.4     | 33.9     | 34.3     |

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