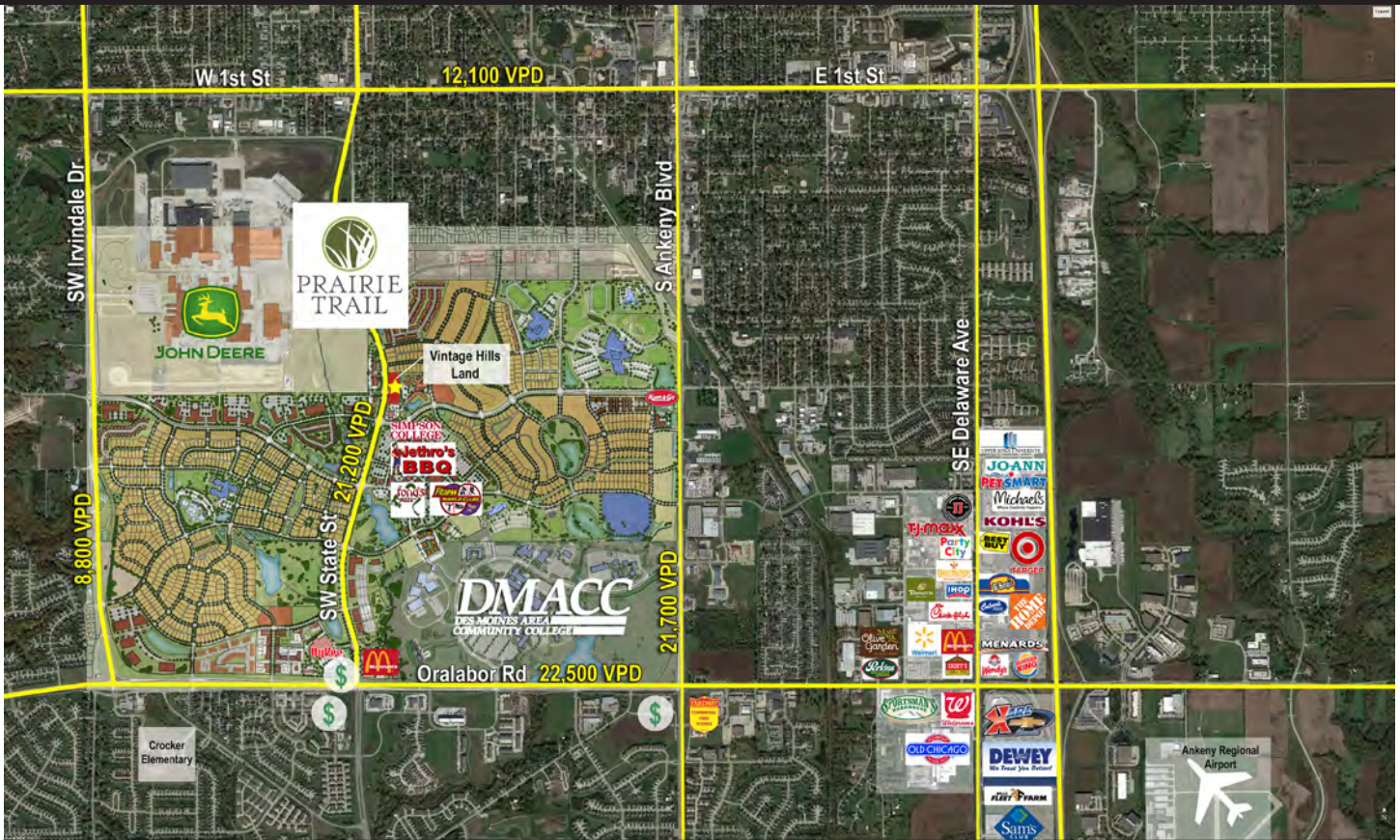


# Vintage Hills

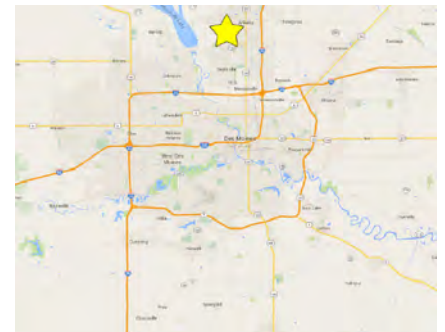
SW State Street and SW Magazine Road | Ankeny, IA



## Land Available for Sale

### Property Information

- Sale Price: \$10.00 PSF
- Lot 2: 1.03 acres
- Zoned: Commercial
- Located in Ankeny's Prairie Trail development
- High traffic volume located adjacent to Kum & Go, John Deere Des Moines Works, Iowa Soybean Association, Future Farmers of America, The District and DMACC.
- Great location in a rapidly expanding retail and multifamily corridor

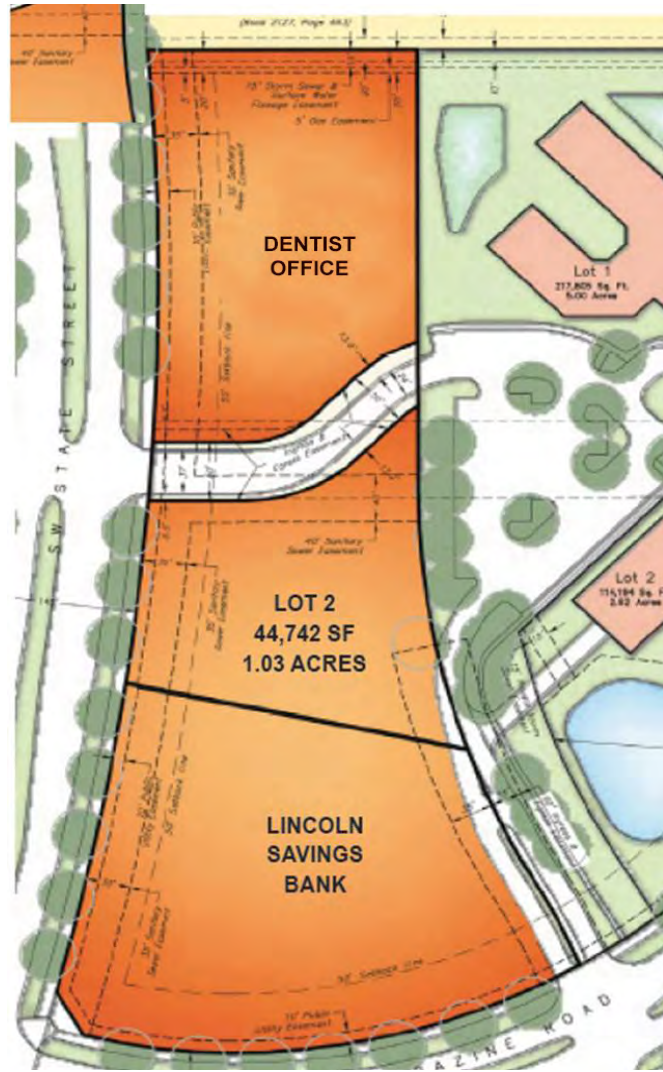


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**d|r|a**  
 PROPERTIES

Prairie Trail is a 1,031 acre planned community built on the tradition of Iowa's great neighborhoods. It's a tapestry of diverse and distinctive homes, tree-lined streets, neighborhood stores, nearby offices, schools, parks, and greenbelts. It's a walkable development in Ankeny with more sidewalks and trails that connect the entire development to the City of Ankeny. It's a place where everything is designed to connect the people to the land, to each other, and to surrounding communities in a very traditional manner. Prairie Trail is the place for people to meet and interact.



## Land for Sale

<u>Lot</u>	<u>Acres</u>	<u>Price</u>
2	1.03	\$10.00 PSF

## Traffic Counts

• SW State Street	21,200 VPD
• S. Ankeny Blvd	21,700 VPD
• Oralabor Rd	22,500 VPD
• S. Magazine Rd	6,000 VPD

<b>2017 Demographics</b>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	3,143	55,095	74,654
Households	1,318	21,514	28,438
Average HH Income	\$67,504	\$90,704	\$94,941
Median Age	31.5	34.3	34.9

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