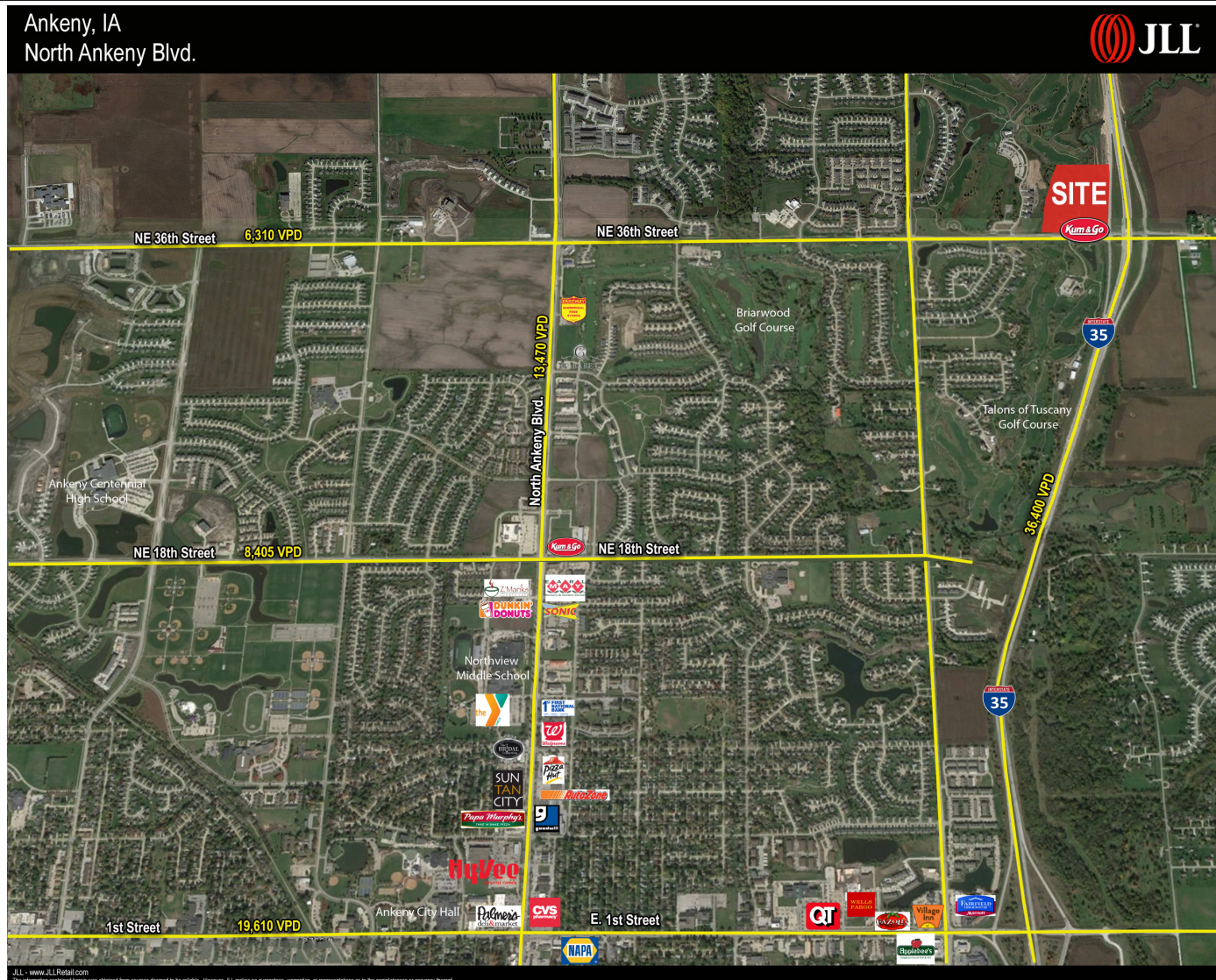




# Otter Creek Commercial Land

I-35 and NE 36th Street | Ankeny, IA



## Land Available for Sale

### Property Information

- Price: \$10.00 - \$12.00 PSF
- Lot Size: 0.97 - 8.08 acres available
- Commercial and hospitality ground
- Excellent interstate visibility
- Adjacent to Otter Creek Golf Course, Briarwood Golf Course, Kum & Go, Subway, and ReMax

**Marcus R. Pitts, CCIM, SIOR**

Senior Vice President

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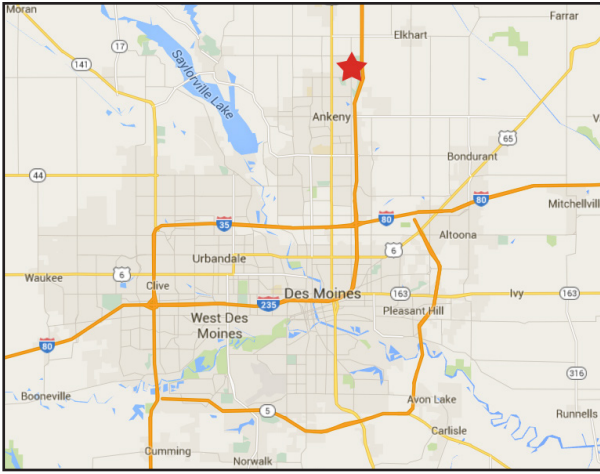
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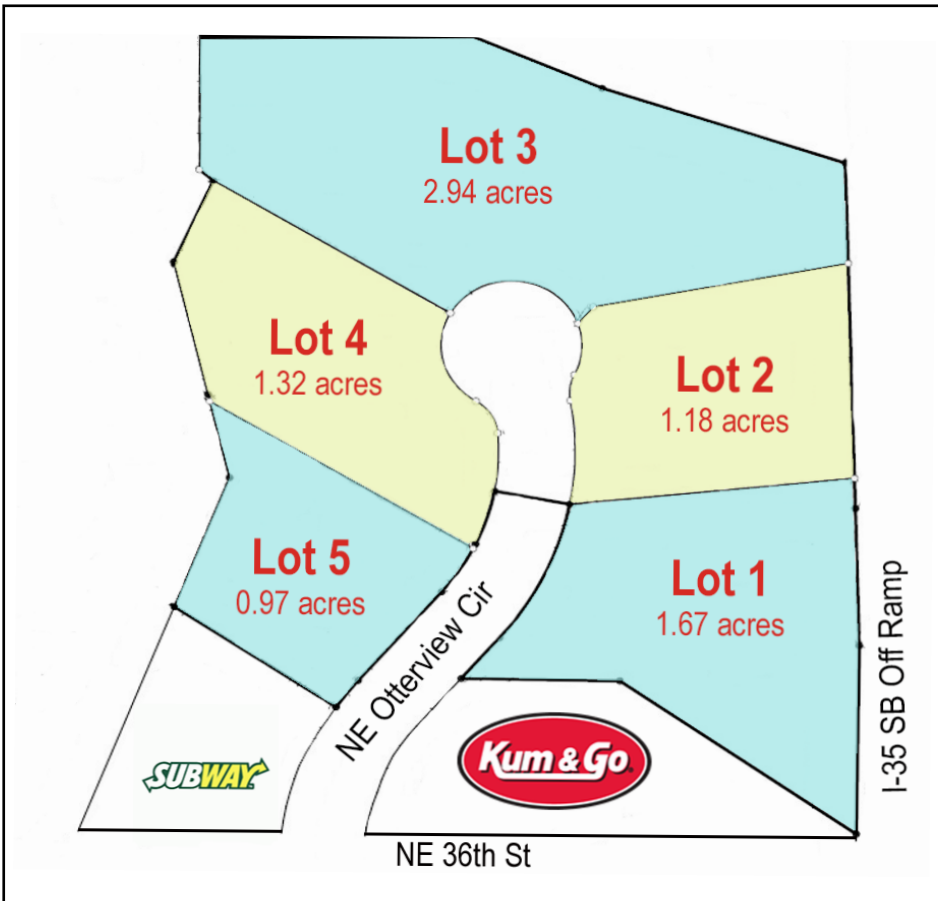
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. JLL is a licensed broker in the State of Iowa.



2015 Demographics	1 Mile	3 Miles	5 Miles
Population	2,770	26,034	47,459
Households	1,045	10,096	18,400
Avg. HH Income	\$119,915	\$95,340	\$90,624

## Traffic Counts

• Interstate 35	36,400 VPD
• N. Ankeny Blvd	13,470 VPD
• NE 36th Street	6,310 VPD



## Premises and Terms

### Lot 1

- 1.67 acres
- \$12.00/SF

### Lot 2

- 1.18 acres
- \$12.00/SF

### Lot 3

- 2.94 acres
- \$12.00/SF

### Lot 4

- 1.32 acres
- \$12.00/SF

### Lot 5

- 0.97 acres
- \$10.00/SF



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