

# For Sale

## Commercial/Multi-Family Land Available

- Lot Size: 43.805 acres
- Sale Price: \$4.00/SF
- Excellent Interstate visibility
- Adjacent to Otter Creek Golf Course, Briarwood Golf Course & Talons of Tuscany Golf Course
- Nearby area amenities include Kum & Go and Subway
- Located off new 36<sup>th</sup> Street interchange in Ankeny

## I-35 and NE 36<sup>th</sup> Street Ankeny, IA

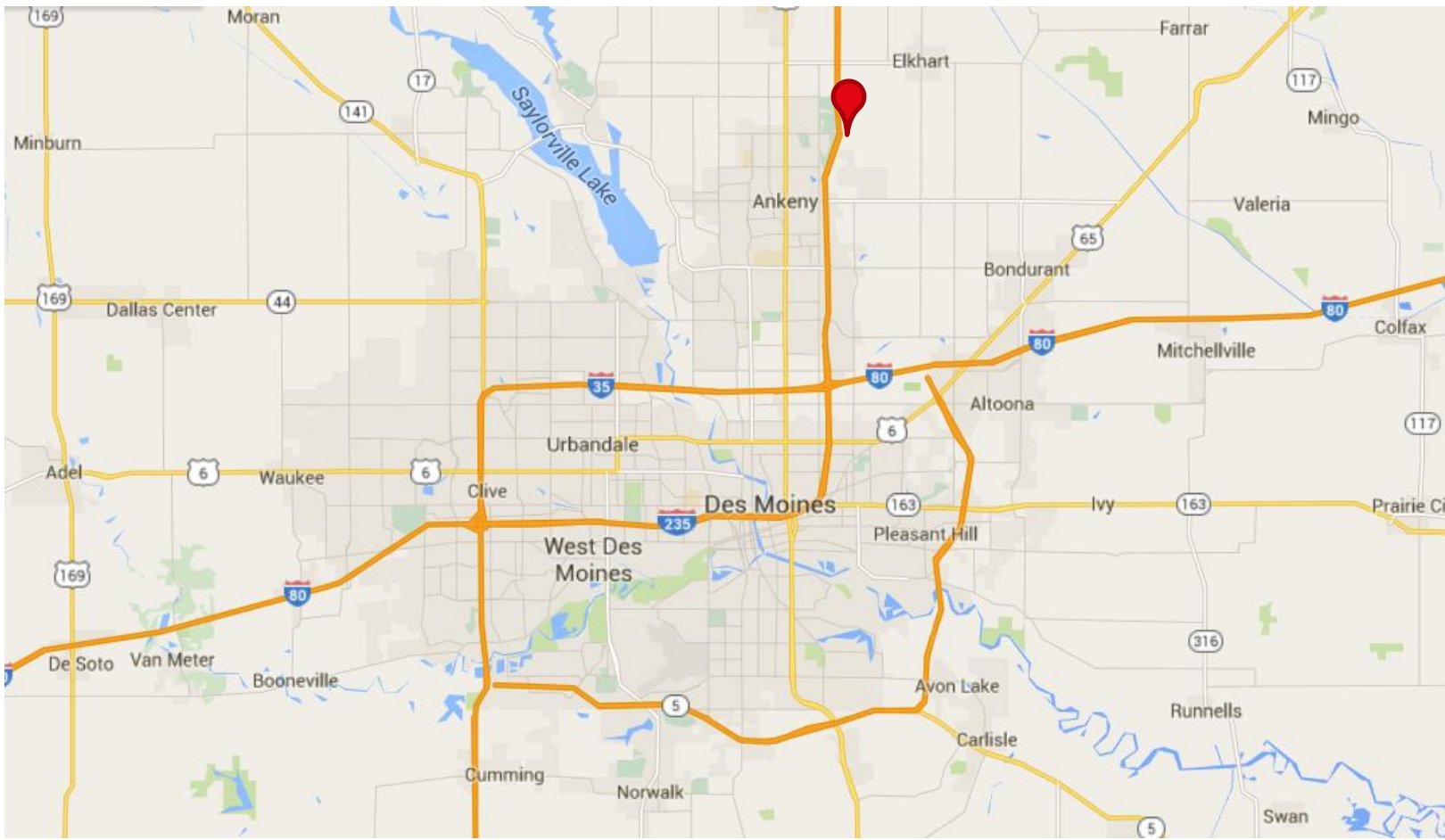
**Marcus R. Pitts, CCIM, SIOR**  
 Managing Director  
 Jones Lang LaSalle Brokerage, Inc.  
 +1 515 556 4727  
[marcus.pitts@am.jll.com](mailto:marcus.pitts@am.jll.com)

**Meredith Young**  
 Associate  
 Jones Lang LaSalle Brokerage, Inc.  
 +1 515 419 2963  
[meredith.young@am.jll.com](mailto:meredith.young@am.jll.com)

[jll.com/des-moines](http://jll.com/des-moines)

JLL - www.JLLRetail.com  
The information contained herein was obtained from sources deemed to be reliable. However, JLL makes no guarantee, warranties, or representations as to the completeness or accuracy thereof.

## Location



## Demographics

|                   | <u>1 Mile</u> | <u>3 Miles</u> | <u>5 Miles</u> |
|-------------------|---------------|----------------|----------------|
| Population        | 2,352         | 32,757         | 56,616         |
| Households        | 846           | 12,845         | 22,985         |
| Average HH Income | \$114,069     | \$92,421       | \$91,164       |

## Traffic Counts

|                            |            |
|----------------------------|------------|
| Interstate 35              | 36,400 VPD |
| N. Ankeny Blvd             | 13,470 VPD |
| NE 36 <sup>th</sup> Street | 6,310 VPD  |



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. Jones Lang LaSalle Brokerage, Inc. is a licensed broker in the State of Iowa.