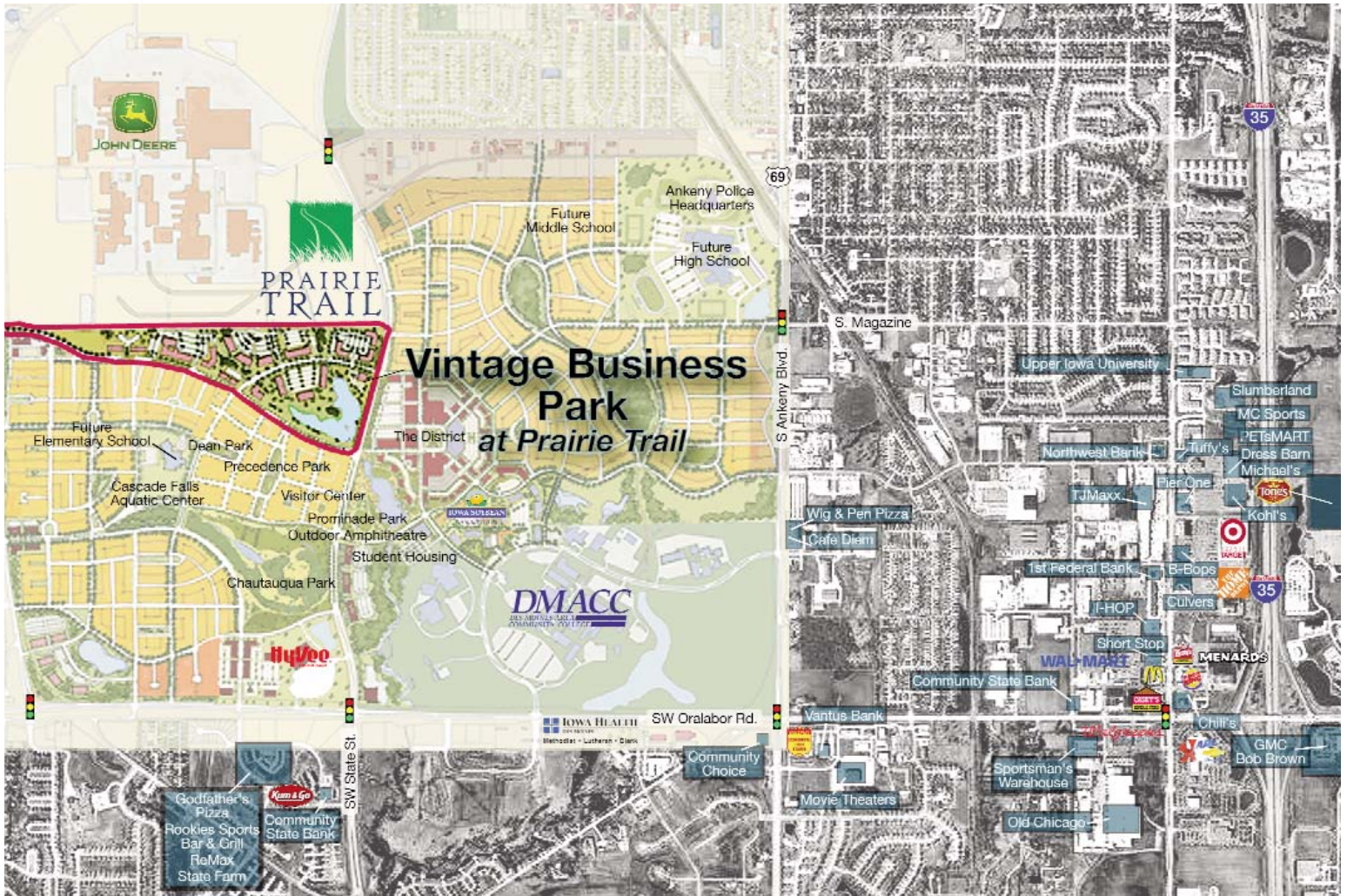


# Available for Sale

## Vintage Business Park at Prairie Trail

SW State Street & SW Vintage Parkway  
Ankeny, Iowa 50023



### Property Information

- Sale price: \$3.75 - \$4.75 PSF
- Lot size: 1 - 41.54 acres
- Commercial land for sale
- Great location in the heart of Ankeny's Prairie Trail development
- Adjacent to Iowa Soybean Association, John Deere Des Moines Works, Future Farmers of America, The District & DMACC
- Tax abatement and development incentives available



### contact information

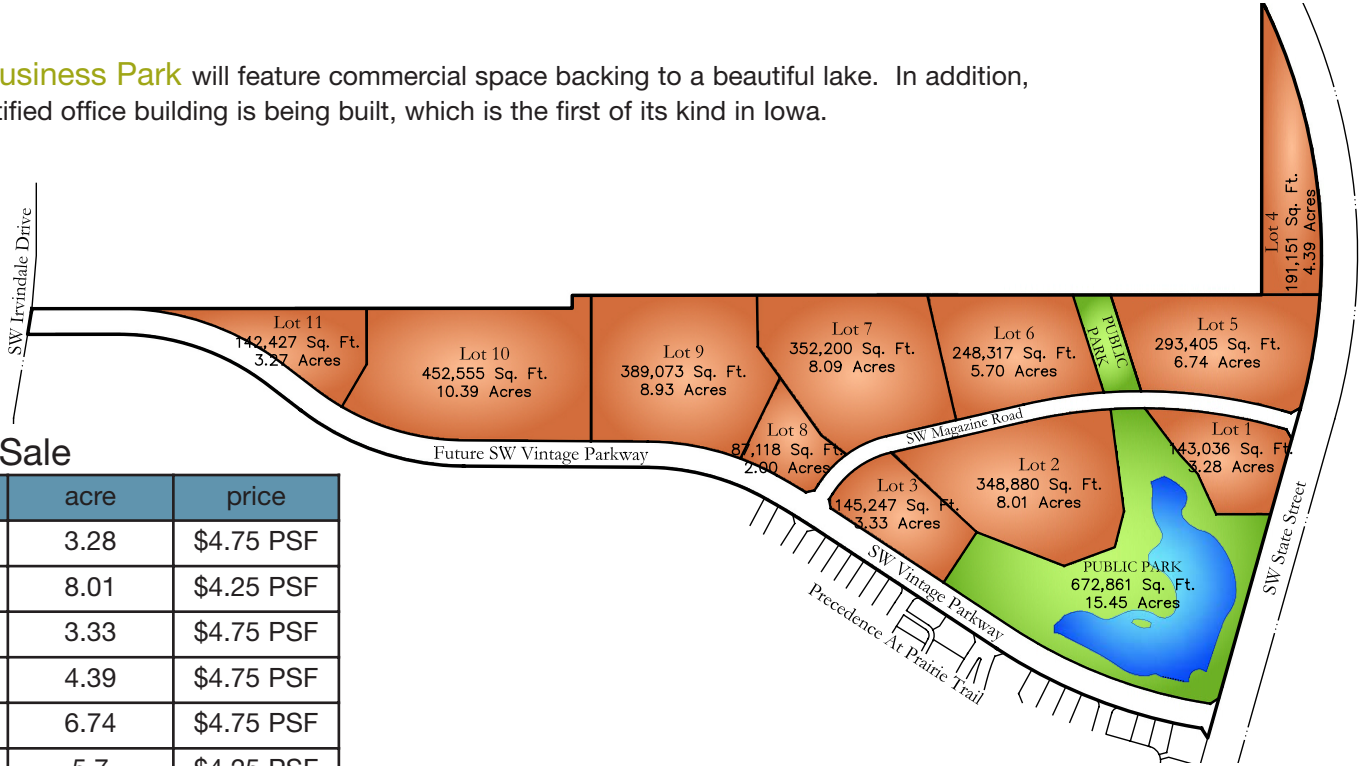
Marcus R. Pitts  
office 515 309 4002  
mobile 515 556 4727  
mpitts@ruhlcommercial.com

# Available for Sale

## Vintage Business Park at Prairie Trail

SW State Street & SW Vintage Parkway  
Ankeny, Iowa 50023

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.



### Land for Sale

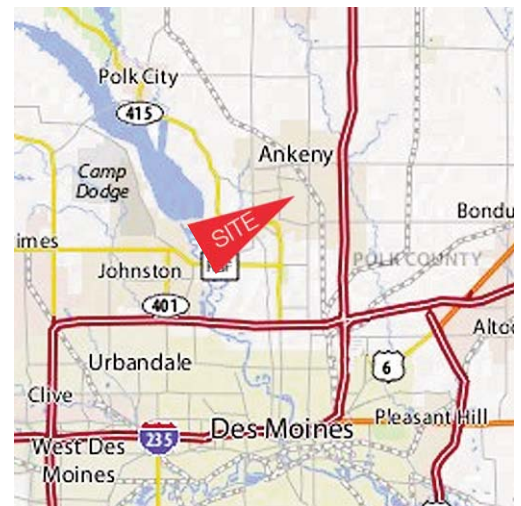
lot	acre	price
1	3.28	\$4.75 PSF
2	8.01	\$4.25 PSF
3	3.33	\$4.75 PSF
4	4.39	\$4.75 PSF
5	6.74	\$4.75 PSF
6	5.7	\$4.25 PSF
7	8.09	\$4.25 PSF
8	2.0	\$4.75 PSF
9	8.93	\$3.75 PSF
10	10.39	\$3.75 PSF
11	3.27	\$3.75 PSF

### Traffic counts:

SW State Street - 14,215 VPD  
South Ankeny Blvd - 25,480 VPD  
South Magazine Road - 3,525 VPD

### Demographics - 2008

	1 mile	3 miles	5 miles
Population	7,279	35,391	49,811
Average HH Income	\$95,734	\$76,287	\$81,854
Total Households	2,730	13,872	19,263



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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.