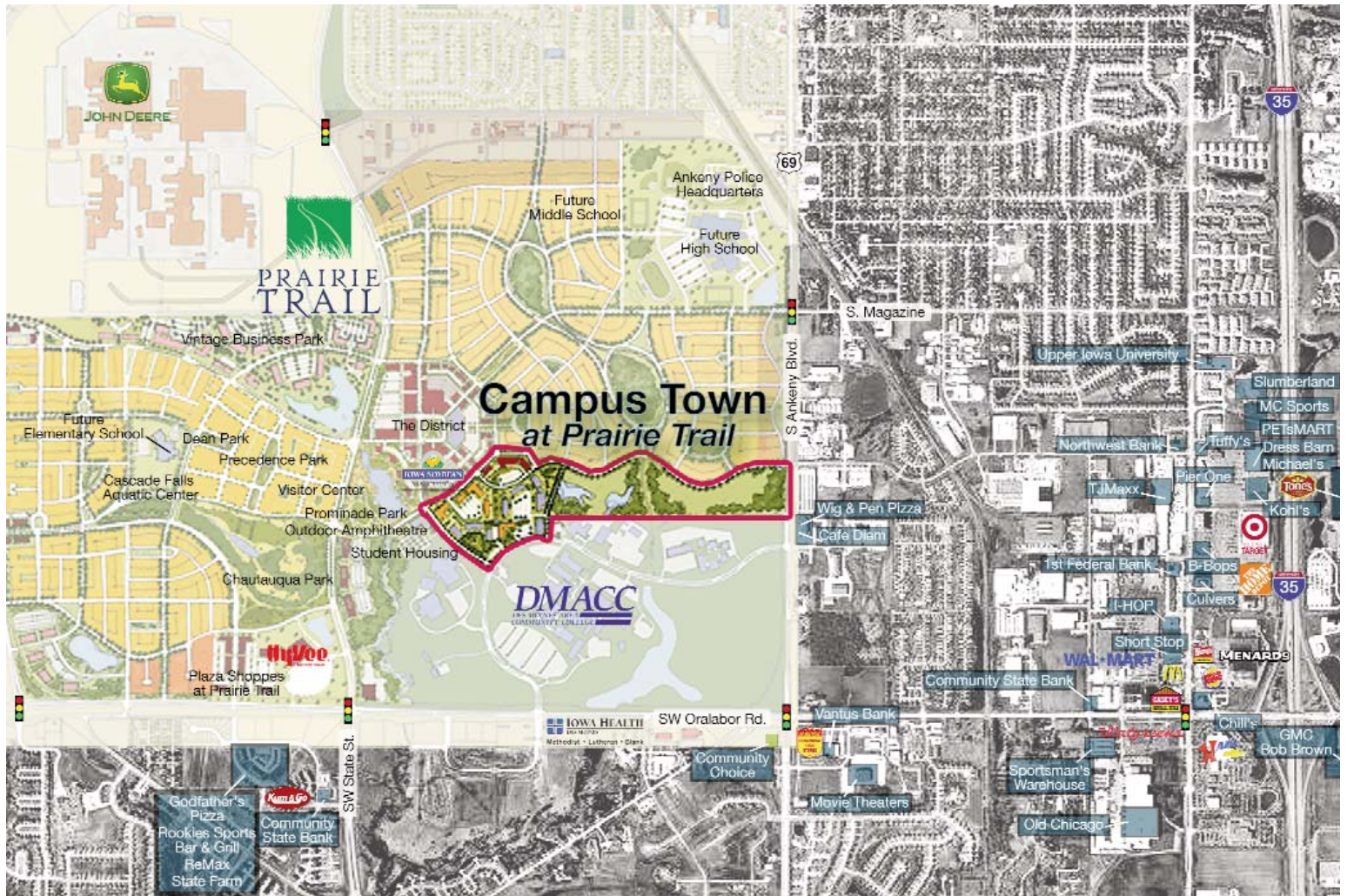


Available for Sale

Campus Town at Prairie Trail
SW Prairie Trail Parkway & SW Campus Court
Ankeny, Iowa 50023



Property Information

- Sale price: \$12.50 PSF
- Lot size: 4.98 acres
- Commercial land for sale - Only 1 lot remaining!!
- Great office location in the heart of Ankeny's Prairie Trail development
- Adjacent to Iowa Soybean Association, John Deere Des Moines Works, Future Farmers of America, Hy Vee, The District & DMACC
- Come be a part of Ankeny's newest and biggest development

NAI Ruhl & Ruhl
Commercial Company
Commercial Real Estate Services, Worldwide.

contact information

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



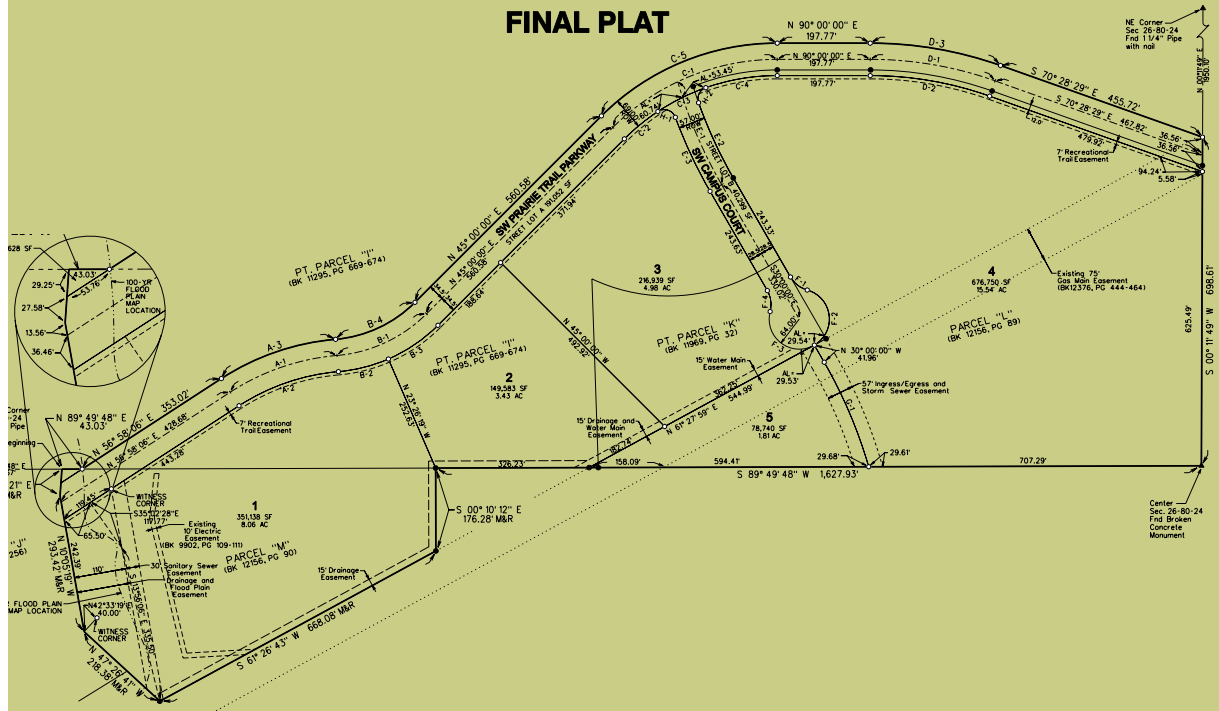
Available for Sale

Campus Town at Prairie Trail

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CAMPUS TOWN PLAT 1

FINAL PLAT



Demographics - 2008

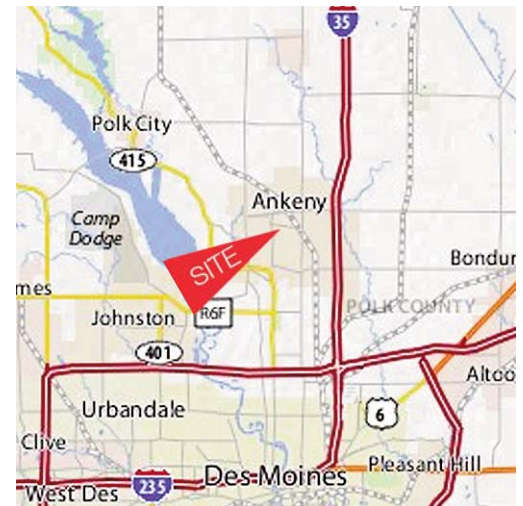
	1 mile	3 miles	5 miles
Population	7,279	35,391	49,811
Average HH Income	\$95,734	\$76,287	\$81,854
Total Households	2,730	13,872	19,263

Traffic Counts:

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

Land For Sale

lot	acres	price
1	8.06	sold
2	3.43	sold
3	4.98	\$12.50 PSF
4	15.54	sold



1701 48th Street Suite 111 West Des Moines Iowa 50266
www.ruhldsm.com | ruhldsm.blogspot.com

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.