

# Available for Sale

**Plaza Shoppes at Prairie Trail**  
SW Oralabor Road & SW White Birch Drive  
Ankeny, Iowa 50023



## Property Information

- Sale price: \$12.00 - \$14.00 PSF
- Lot size: 1 - 9.19 acres available
- Retail and office land for sale
- Great location in the heart of Ankeny's Prairie Trail development
- Adjacent to Hy Vee, Iowa Soybean Association, Future Farmers of America, John Deere, Wendy's & DMACC
- Come be a part of Ankeny's newest and biggest development

## contact information

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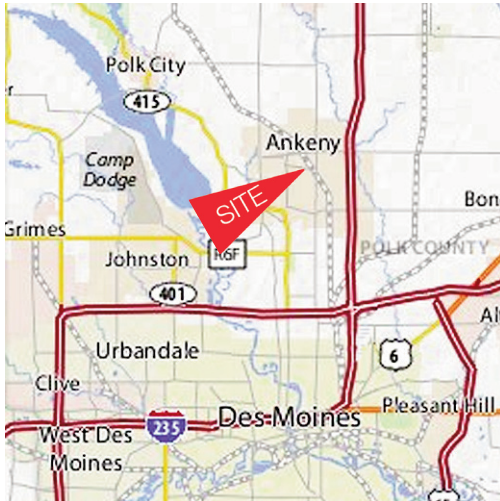
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## Land For Sale

lot	acres	price
3	1.25	\$14.00 PSF
4	1.46	\$14.00 PSF
5	1.57	\$12.00 PSF
6	1.64	\$12.00 PSF
7	1.70	\$12.00 PSF
8	1.57	\$12.00 PSF

## PLAZA SHOPS AT PRAIRIE TRAIL



### 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

**Plaza Shoppes at Prairie Trail** will have the traditional small-town style of business and residential structures at Prairie Trail that fits perfectly with Ankeny's neighborly nature.

