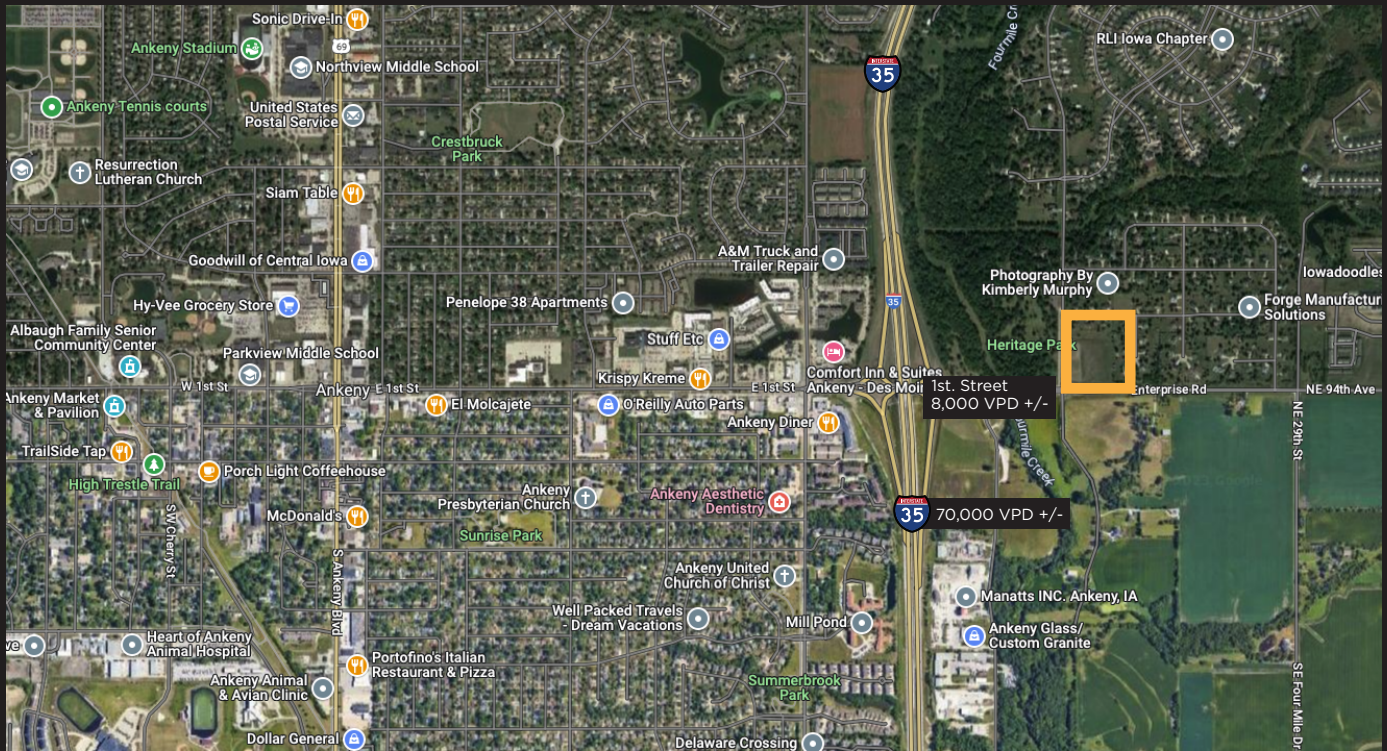


FOR SALE

E. 1st St. & NE Frisk Drive, Ankeny

2 Parcels, 6.034 Acres



PROPERTY SUMMARY

\$1,574,000

Approximately 6.034 acres of development land available for sale, located less than a quarter mile East of the 1st Street interchange on I-35, in Ankeny. Ankeny is one of the fastest growing cities in the midwest and country. The current population ranks as 6th largest city in Iowa and the largest suburb in the Des Moines metro.

- Zoning: R-1 Single Family, Religious or School
- Highest and Best Use: School and or Religious, Church, Cathedral, Temple and similar places of Worship
- Traffic Count East 1st Street: 8,000 VPD +/-, I-35 70,000 VPD +/-
- Population Radius: 1 Mile 9,000 +/-, 3 Mile 35,000 +/-, 5 Mile 78,000 +/-
- Annual Household Income \$114,000 +/-
- Utilities: Gas, Electric, Water to site or readily available
- Sewer requirements (city vs septic) and connection TBD by scale of development and City of Ankeny



CALIBER
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