

Listing #19600
PeoplesCompany.com



DEVELOPMENT LAND FOR SALE

Ankeny, Iowa



76.55

ACRES M/L

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DEVELOPMENT LAND FOR SALE

Ankeny, Iowa

Peoples Company is pleased to present 76.55 acres m/l of premier development land strategically located on the northwest side of Ankeny, one of the Midwest's fastest-growing communities. Positioned directly within the path of continued residential and commercial expansion, this exceptional property offers a rare opportunity for developers and investors to acquire a large, contiguous tract in one of the Des Moines metropolitan area's most active growth corridors.

Situated at the intersection of NW 36th Street and NW Irvinedale Drive, the property's frontage provides excellent visibility, convenient access, and strong connectivity to Ankeny's expanding transportation network, making it well suited for both residential neighborhoods and complementary commercial development.

The property has been annexed into the City of Ankeny, providing a clear path toward future development. According to the City of Ankeny's Future Land Use Map, the site is planned for a mix of residential and commercial uses. Existing infrastructure further enhances the property's development potential. City water is available along both the southern and eastern boundaries, while sanitary sewer is located immediately south of the property, allowing developers to capitalize on nearby utility access.

Established and expanding residential neighborhoods surround the property to the south and east, and Rock Creek Elementary School is located less than one-half mile east along NW 36th Street, reinforcing the area's appeal for future residential growth.

As Ankeny continues to experience population growth and strong demand for new housing, commercial services, and community amenities, this property is ideally positioned to support the city's continued growth. Opportunities to acquire development tracts of this size, location, and readiness are increasingly limited, making this an exceptional investment in one of Central Iowa's fastest growing cities.

For additional information, please contact the listing agent.



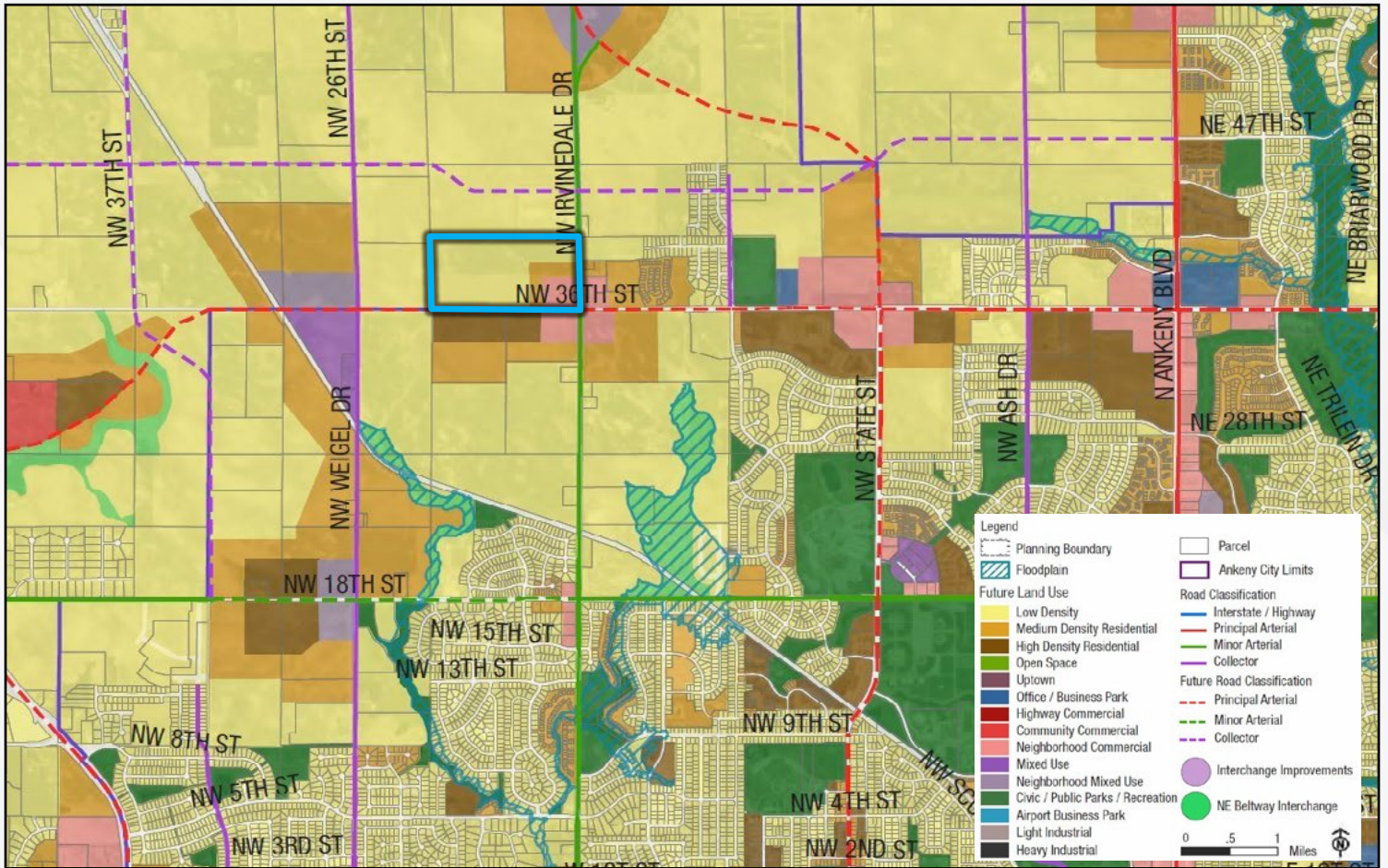
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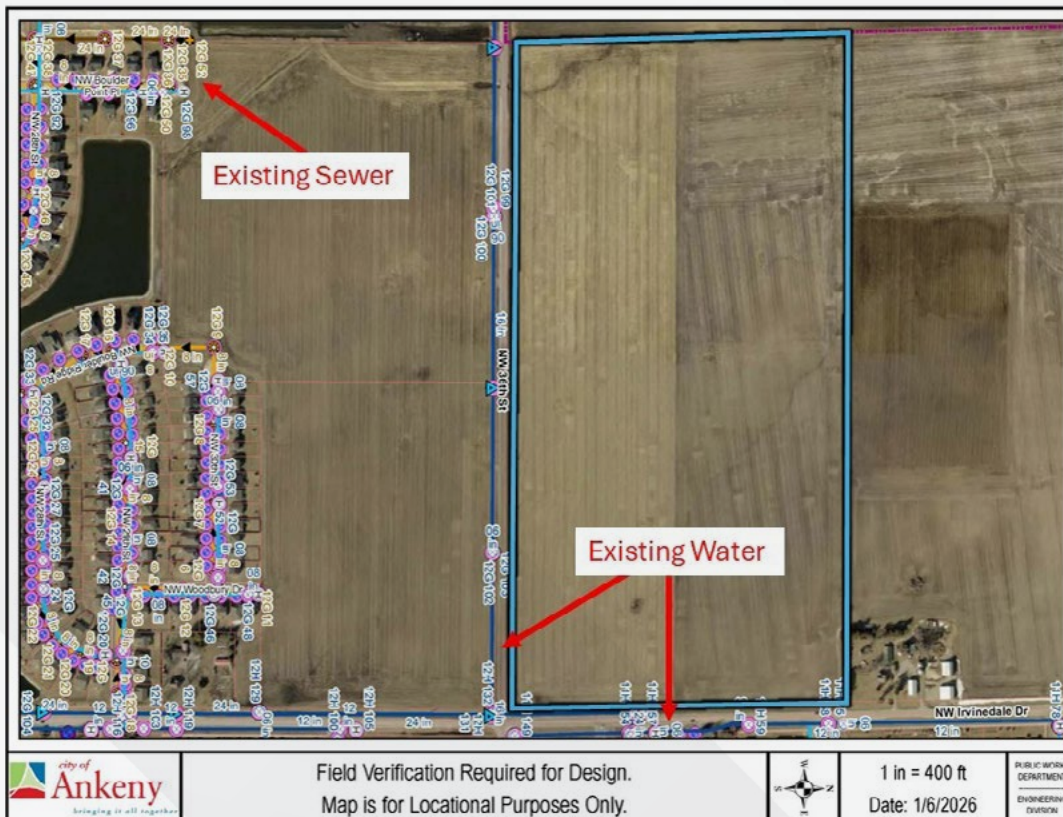
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Future Land Use



Utility Map (Sewer and Water)



Land Details

NET TAXES:

\$2,830.00

LISTING NUMBER:

#19600

ASKING PRICE:

\$3,215,100

CSR2:

88

PEOPLES COMPANY
INTEGRATED LAND SOLUTIONS

1108 S. 44th Street, Suite 102
Cumming, IA 50061



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SCAN THE QR CODE
TO THE LEFT WITH
YOUR PHONE CAMERA
TO VIEW THIS
LISTING ONLINE!

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Ankeny, Iowa



Directions

From Interstate 35, take the 36th Street exit and head west on 36th Street for approximately 3.5 miles. The property will be on the NE corner of the NW 36th Street and NW Irvinedale Drive intersection. Look for Peoples Company signage.

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