



PROPERTY FEATURES

- Lot sizes - 1.0 to 3.7 acres
- Zoning C-2
- Utilities to site
- Directly east of newly constructed Kwik Star & improved intersection at W Bridge Rd & Parker Dr.
- One of last commercial parcels left in one of the fastest growing suburbs in Des Moines MSA
- Hard corner in busiest section and highest traveled roads in Polk City



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Ankeny, IA 50023
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BJ STOKESBARY

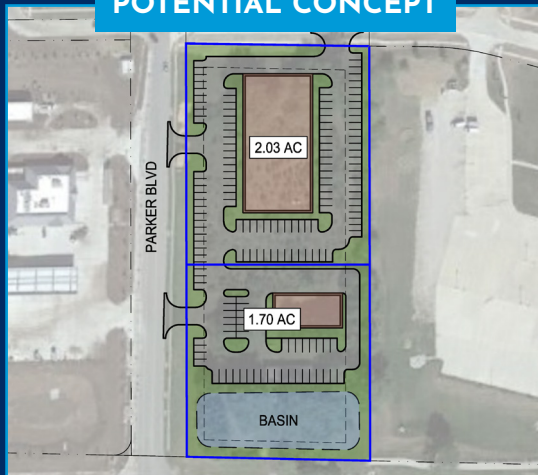
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POTENTIAL CONCEPT



| DEMOS | POLK CITY | 3 MILE | 5 MILE |
|---------------|-----------|-----------|-----------|
| POPULATION | 6,046 | 7,598 | 23,888 |
| AVG HH INCOME | \$162,674 | \$178,544 | \$171,036 |
| HOUSEHOLDS | 1,868 | 2,636 | 8,344 |