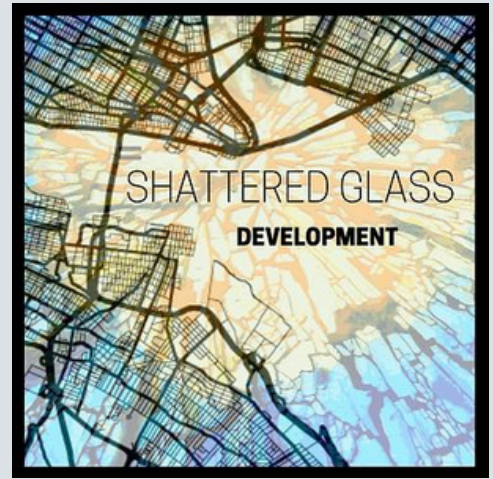


# DEVELOPMENT LAND FOR SALE

DIRECTLY NORTH OF 3788 NE 78TH AVE ANKENY, IA

## About the property:

38.2 Acres of land now available for sale in Polk County. Located in Ankeny School District and just 2.5 miles from restaurants and amenities, this location is perfect for housing development or more.



**Jackie Johansen**  
Owner/Broker  
(515) 277-0042

**\$1,836,000**

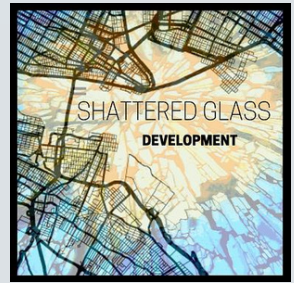
\*ADDITIONAL LAND  
AVAILABLE

**LAND  
FOR SALE**

**38.24 Acres**

**FOR SALE**





# DEVELOPMENT LAND FOR SALE

DIRECTLY NORTH OF 3788 NE 78TH AVE ANKENY, IA





# DEVELOPMENT LAND FOR SALE

DIRECTLY NORTH OF 3788 NE 78TH AVE ANKENY, IA

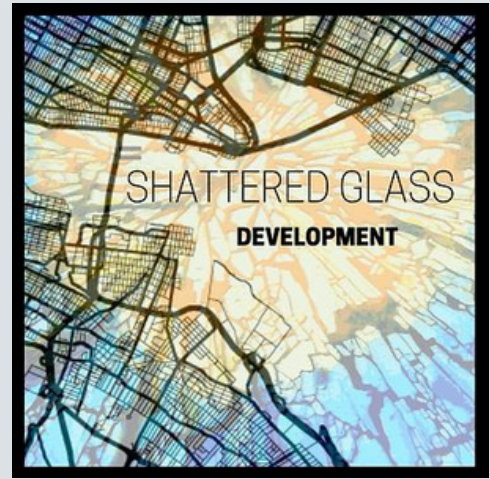
## Property Details:

**Zoning:** Agricultural

**Proposed Use:** Residential

**Site Area:** 38.24 Acres

- Ankeny plans to annex land
- Easy to access land from Oralabor Road
- 2.7 Miles from Ankeny restaurants and amenities
- Adjacent land available for sale



SHATTERED GLASS DEVELOPMENT is a Commercial Real Estate firm with a full range of services specializing in Equity Attraction, Site Selection, Brokerage, Development, and more, with a unique approach and a win-win methodology. Women owned and managed, Shattered Glass Development has been breaking the glass ceiling in the male-dominated commercial real estate industry, reshaping it to a more diverse and inclusive environment.



**Jackie Johansen**

Owner/Broker

(515) 277-0042



Visit our website for more information

[WWW.SHATTEREDGLASSDEV.COM](http://WWW.SHATTEREDGLASSDEV.COM)

**SHATTERED GLASS DEVELOPMENT**

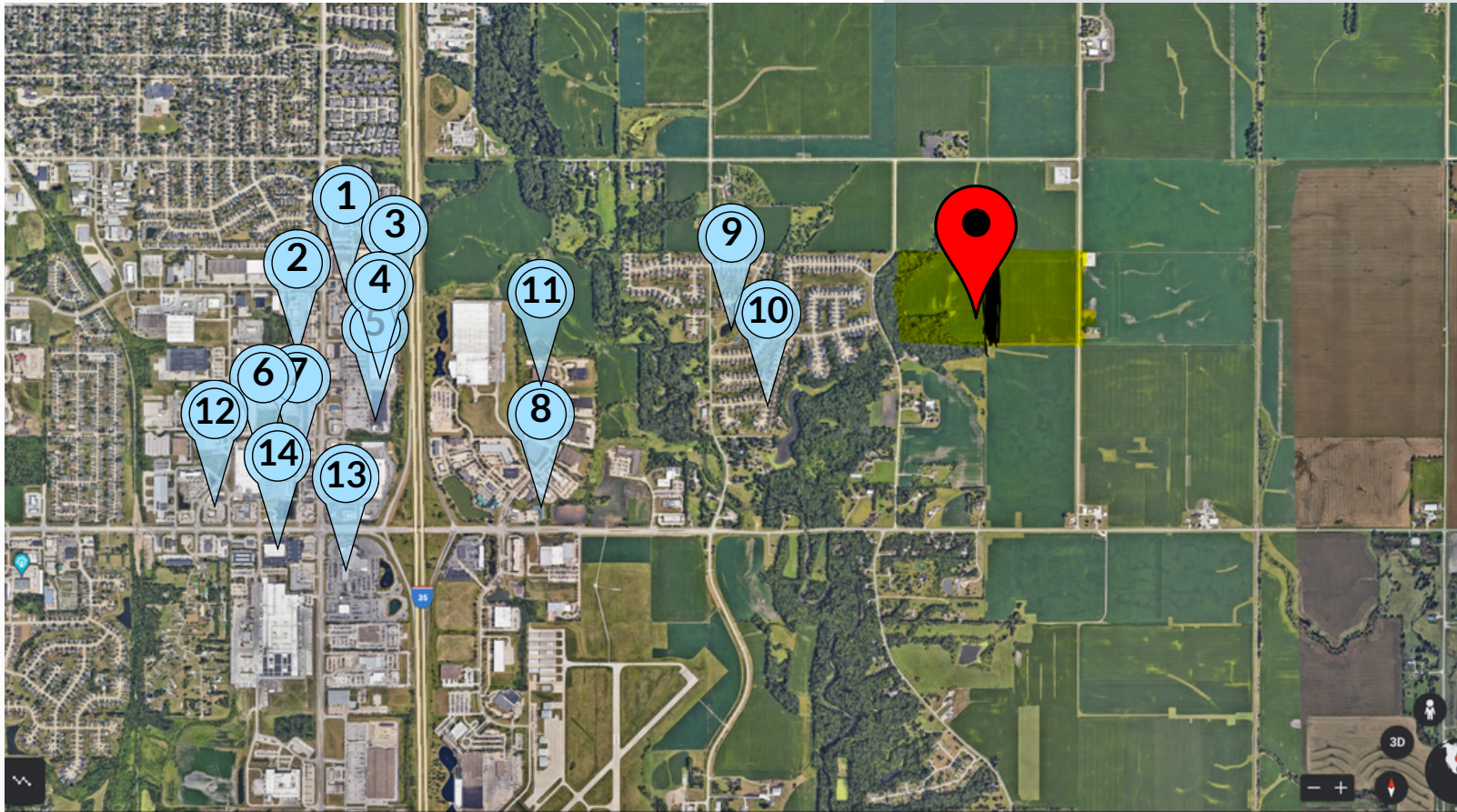
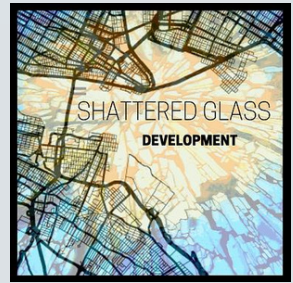
JACKIE JOHANSEN | (515) 277-0042 | SHATTEREDGLASSDEV.COM

LICENSED REAL ESTATE BROKERAGE IN THE STATE OF IOWA



# AERIAL MAP

DIRECTLY NORTH OF 3788 NE 78TH AVE ANKENY, IA



## Nearby Establishments:

- |                       |                                   |
|-----------------------|-----------------------------------|
| 1. Buffalo Wild Wings | 8. AmericInn Hotel                |
| 2. T.J. Maxx          | 9. Hillside Park                  |
| 3. Best Buy           | 10. Frostbitten Sweets and Treats |
| 4. Target             | 11. Triad Gymnastics              |
| 5. Home Depot         | 12. Olive Garden                  |
| 6. Walmart            | 13. Karl Chevrolet                |
| 7. Chick-fil-a        | 14. Sportsman's Warehouse         |

**SHATTERED GLASS DEVELOPMENT**

JACKIE JOHANSEN | (515) 277-0042 | SHATTEREDGLASSDEV.COM  
LICENSED REAL ESTATE BROKERAGE IN THE STATE OF IOWA