



the District

PRAIRIE TRAIL

Ankeny, Iowa



the District

Prairie Trail in Ankeny, Iowa is a 1,000 acre planned community with exceptional integration of uses.

The District at Prairie Trail features:

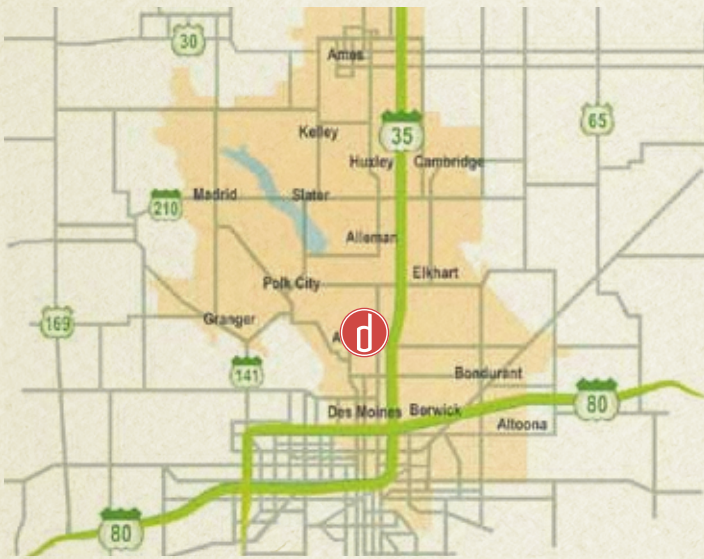
- Retail, entertainment, residential and office uses
- Schools and civic uses; direct access to a college campus
- Environmental and economic sustainability



DISTRICT PHASING



TRADE AREA AND DEMOGRAPHIC INFO



Ankeny, Iowa: Heartland Growth Corridor

Positioned in the heartland of the U.S., Ankeny is in a high-growth corridor encompassing northeastern Des Moines, Ankeny and Ames, Iowa. During 2003-2007, the City of Ankeny averaged nearly 1,000 new housing units per year. Analysis by three top independent researchers identified the Ankeny market as underserved by retail, food and beverage.

- Estimated population growth of 7.5% during 2008-2013
- 2013 population estimated at 211,200
- Underserved by specialty retail, food and beverage

Qualified Consumers

Ankeny is an exceptionally stable market, with low unemployment and affluent educated consumers. With a large number of parks and hiking trails, Ankeny values family and embraces the outdoors. Ankeny has been recognized as one of the most family-friendly environments in the U.S.

- 27,500 households with incomes over \$75,000
- 16,100 household incomes over \$100,000
- 36% of the population aged 25+ have college degrees
- Disposable income of \$52,000, higher than the U.S. average of \$50,000
- 45,000 college students

Prairie Trail: A Retail Eco-System

Along with established single-family neighborhoods, a lakeside park and hiking trails, The District at Prairie Trail features integrated uses designed and planned by some of the best experts in their respective fields. Along with the wider trade area, these create a self-sustaining system of home, business and municipal activity.

- Total project build-out (all uses) 899,621sq ft
 - Retail square footage:
 - Phase 1 = 256,700, Phase 2 = 145,500, Phase 3 = 122,600
 - Retail Total= 524,800
 - New Ankeny City Hall and Library

Located within or adjacent to Prairie Trail:

- New elementary, middle and high schools
- New \$10 million Ankeny Aquatic Center
- Des Moines Area Community College



DEVELOPMENT TEAM

DRA Properties

DRA Properties is an Ankeny, IA based real estate development company founded in 1992 by Dennis Albaugh. Mr. Albaugh is also CEO and owner of Albaugh, Inc., a global agricultural chemical company recognized as the largest wholly owned formulator/packager of crop protection products in the industry.

www.DRAPropertiesAnkeny.com

TerreMark Partners

TerreMark plans and develops landmark retail real estate projects that enhance their communities, utilizing the industry's most highly refined retail experts. TerreMark specializes in retail niche strategy for destinations throughout the U.S., providing research, development and marketing services.

www.TerreMarkPartners.com

JPRA Architects

For over 30 years, JPRA has specialized in the planning and design of major retail real estate developments in North and South America and the United Kingdom. The Michigan-based architectural and environmental graphics firm is registered in 27 states and Canada and is a member of the U.S. Green Building Council.

www.JPRA.com

505Design

505Design specializes in original building design, environmental graphics, planning, interiors, streetscapes, and graphic design. With offices throughout the U.S., 505Design provides solutions that enhance the beauty, cultural impact and financial return for a variety of local, national and international projects.

www.505Design.com

For retail opportunities contact TerreMark Partners (770) 720-9001 or TheDistrict@TerreMarkPartners.com or www.DistrictAnkeny.com