



YOUR GUIDE FOR MOVING TO ANKENY



NIKKI WORTHINGTON
319.505.0388

A LITTLE BIT ABOUT ME



Nikki Worthington

REALTOR®

I'm Nikki, a devoted fiance and proud mom of one who thrives on the joys of life. In 2017, I packed up my life and moved to the vibrant Greater Des Moines Area. Two years later, in 2019, my fiance and I found our home in the charming city of Ankeny, and we've been building our dreams there ever since.

“Building relationships and helping my clients achieve their real estate goals is not just a job; it's my passion. I'm here to guide you through this exciting journey, turning it into a memorable and enjoyable experience. Let's work together to find your dream home or make a smooth transition to your next adventure in the Greater Des Moines Area!”

-Nikki

LICENSE

S#68832000

CELL

319.505.0388

OFFICE

319.766.6220

EMAIL

nikki@homesbyingrid.com

WEBSITE

realtywithnikki.com

INSTAGRAM

@nikkiworthingtonrealtor

FACEBOOK

@nikkiworthingtonrealtor

OFFICE

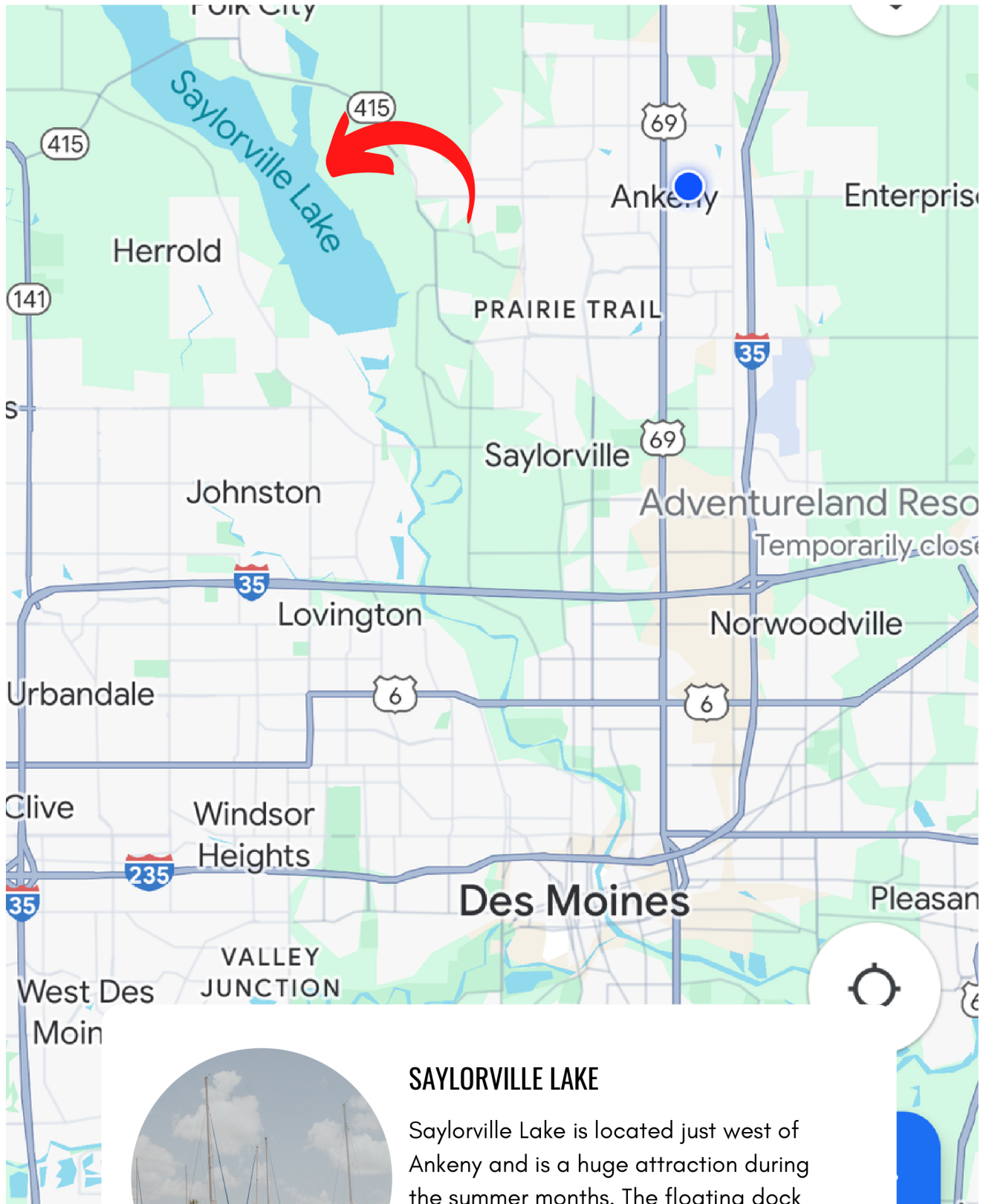
2202 Woodlands Pkwy
Clive, IA 50325

A LITTLE BIT ABOUT ANKENY



- Located in Polk County, Iowa
- Population of 67,887 (2020 Census)
- Seventh-largest city in Florida
- Largest city in the Des Moines Area
- Located near Big Creek and Saylorville lakes
- Founded by John & Sarah Ankeny in 1875
- Known for its vibrant local art scene
- We are one of the fastest growing cities in Iowa

WHAT'S AROUND ANKENY

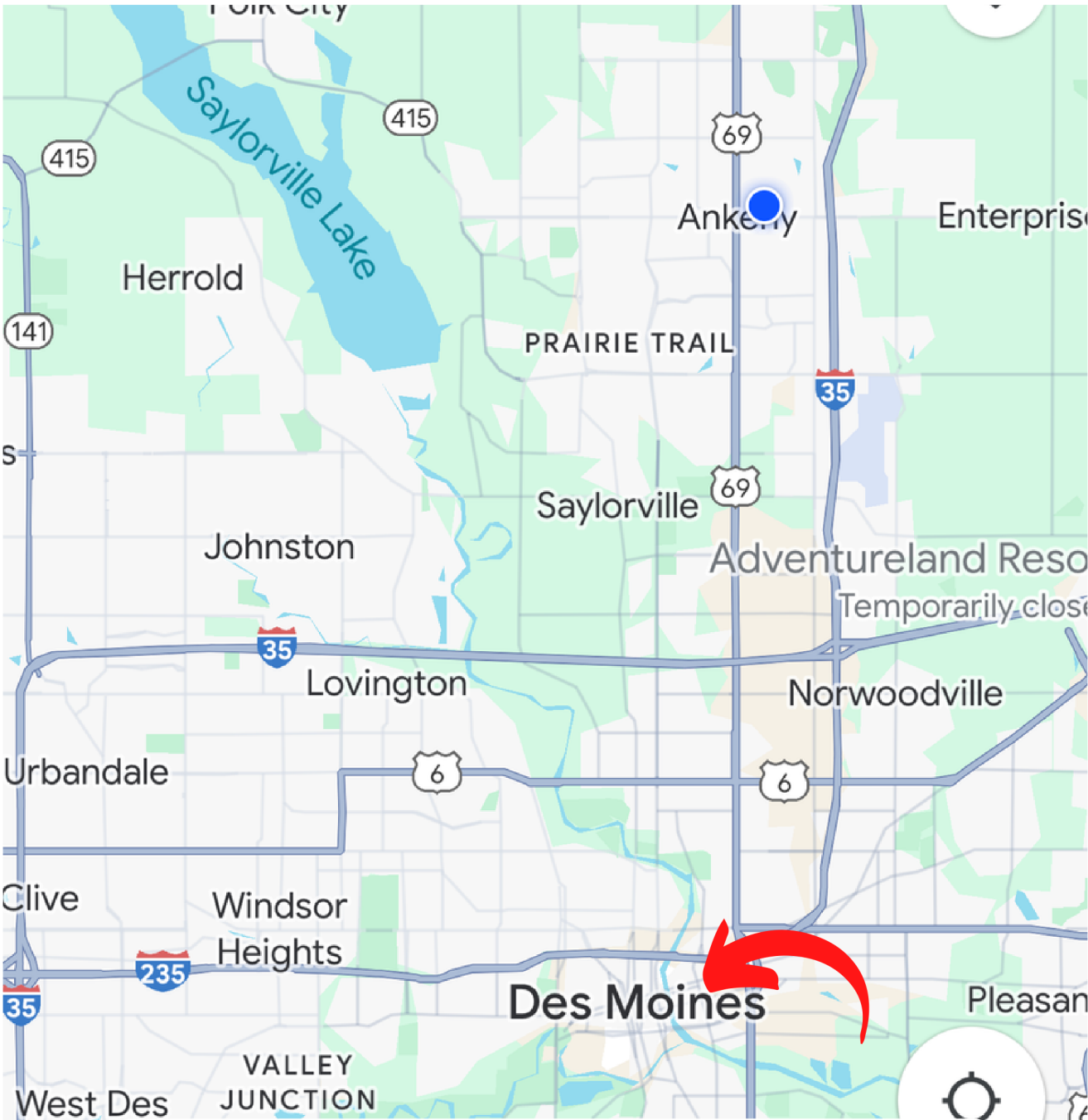


SAYLORVILLE LAKE

Saylorville Lake is located just west of Ankeny and is a huge attraction during the summer months. The floating dock bar & grille there is fantastic as well!

10-15 MIN DRIVE FROM ANKENY

WHAT'S AROUND ANKENY



DOWNTOWN DES MOINES

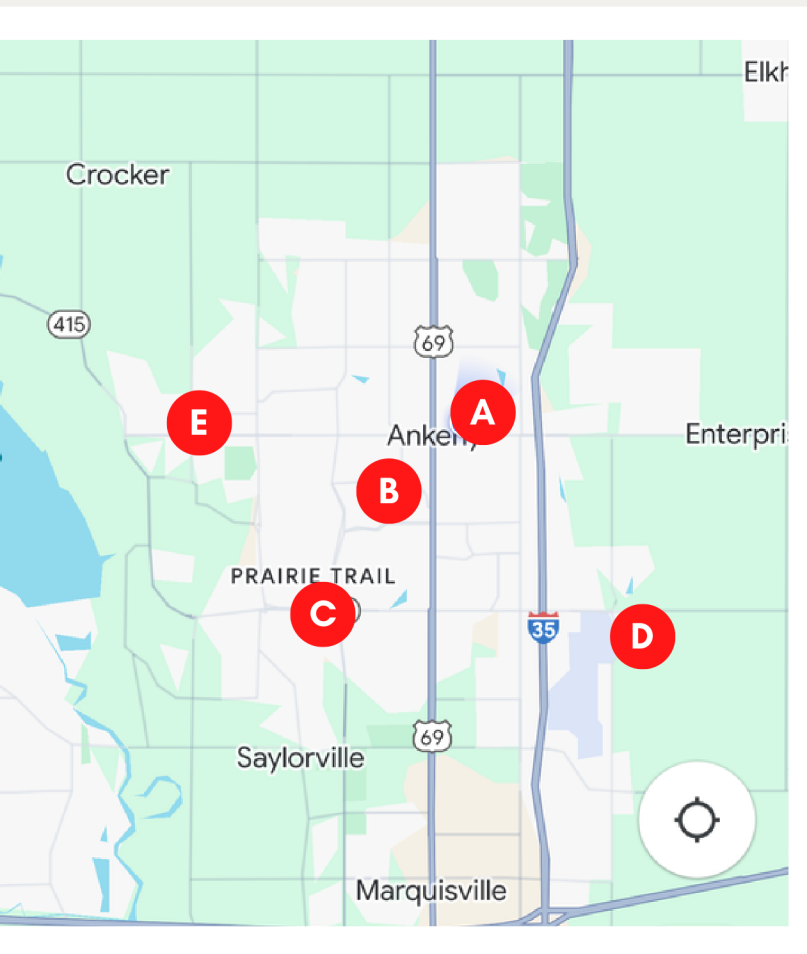
Downtown Des Moines is a vibrant and diverse neighborhood with over 90 local shops, restaurants and bars.

15 MIN DRIVE FROM ANKENY

NOT SURE WHERE YOU WANNA BE IN ANKENY?

Consider these questions to help you decide your ideal location:

1. Would you prefer to be near the highway for easy access to Des Moines or Ames?
2. Will you be commuting to a job or school?
3. Do you have a specific school zone in mind?
4. Would you like to be close to the lake, close to uptown, or close to the district?
5. Would you like to live in a single-family home, a condo, a townhouse, a high-rise, or an HOA community?
6. Would you rather have a bigger backyard and more space, or a fabulous location but not as much square footage?
7. What's more important: a great view or a convenient location?



- A** For a quick commute to Des Moines/Ames
- B** Uptown living
- C** Prairie Trail living
- D** Less neighbors
- E** Close to Saylorville Lake

WHICH AREA OF ANKENY IS RIGHT FOR YOU?



PRAIRIE TRAIL

- Close proximity to shopping, dining and entertainment
- Built for walk-ability, convenience and community
- The neighborhood has a mix of ages and is inclusive to everyone!

ZIP CODE:

50023

AVERAGE PRICE:

\$400k

SCHOOL DISTRICT:

Prairie Trail Elementary, Heritage Elementary, , Southview Middle School, Ankeny High School

AVG PRICE PER SQFT:

\$238/sqft

WHY I LOVE ANKENY



I love the small town feel in a bigger city. Uptown Ankeny is one of my favorite neighborhoods because it reminds me of when Ankeny was just a small town!



UPTOWN ANKENY

I love the fact that I am close to the lake in the summer. We spend a lot of time there and it's nice to be just 15 minutes away.

GAIA AT SAYLORVILLE LAKE



You can't beat the fact we have not one but two fantastic local shopping districts and the beach within 15 minutes of town - plus easy access to the Des Moines airport and all that the Des Moines Area has to offer!



ANKENY SUMMERFEST

OUR FAVORITE THINGS TO DO



- Saylorville Lake - Swimming, boating, fishing and even entertainment at the floating dock restaurant and bar!
- Urban Air - We love spending hours here getting some energy out during the colder months. Jump, fly, climb and even play basketball at this indoor adventure park for kids and adults.



- The Ankeny Art Center - Take in some art, take a fun class or sign your kiddo up for a fun summer camp!
- High Trestle Trail - The High Trestle Trail runs right through Uptown Ankeny, where you can stop for a bite to eat and local shopping! Walk or bike the trail for a nature experience.



- Ankeny Farmer's Market - From May - September, you can shop local makers and farmers products at the market pavilion.
- Miracle Park - All-Inclusive Playground and is Ankeny's largest playground with more than 14,000 square feet of fun.
- Otter Creek Golf Course - 18-hole golf course with 47 bunkers, 17 ponds and an abundance of tall grasses and mounding. Spend a day here and in their clubhouse!



OUR FAVORITE RESTAURANTS



- Guadajara
- Breakfast Club
- Whiskey House
- El Mocajete (try the margarita!)
- 30hop
- Fiesta Jalepenos
- Tokyo Steak House
- Who's on 1st
- Trailside Tap
- Waterfront Seafood Market (try to calamari!)
- Pho515
- Main St. Cafe & Bakery
- Flavery Bistro
- Wasabi
- Big Al's BBQ
- District 36
- Cazador
- Nonna's Pizza
- Filet Steakhouse

YOUR RESOURCE FOR ALL THINGS ANKENY

Ankeny has been my home for 5 years. I moved here from Cedar Falls when my family decided it was time for a change. I love everything about this city and the residents who make it so special. It would be an honor to introduce you to the city I love so dearly!

If you have any questions, from neighborhoods to restaurants - I'm here for you! Don't hesitate to reach out anytime.

Call/Text: 319.505.0388

Email: nikki@homesbyingrid.com

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