

FOR SALE



KNAPP
PROPERTIES



KETTLESTONE NE

Waukee, Iowa 50263

*East of Grand Prairie Parkway,
North of SE Ashworth Road &
South of SE Tallgrass Lane*

Development Land For Sale
1.63 Acres - 13.96 Acres +/-

ANGIE TESSAU, CCIM, SIOR
515.707.6889
AngieT@KnappLC.com
Licensed in IA

KOREY BIRKENHOLTZ
515.480.6596
Korey@KnappLC.com
Licensed in IA

KEETOWN
loop

aloft
HOTELS

vibrant

HOME 2
SUITES BY HILTON

LIVE NATION

MONARCA
GOURMET PALETAS

McDonald's

CANCUN
Mexican Restaurant

RE/MAX
CONCEPTS

vibrant
music hall

Starbucks

MYRIAD
ADVISOR SOLUTIONS

THE IOWA CLINIC

DOWNING

CENTER STAGE

SISU ACADEMY

BING BANG

VizyPay

l u s h

GALLOWAY HOLDINGS

Sleep INN

SMOKEY ROW
Coffee Co.

HOLMES MURPHY

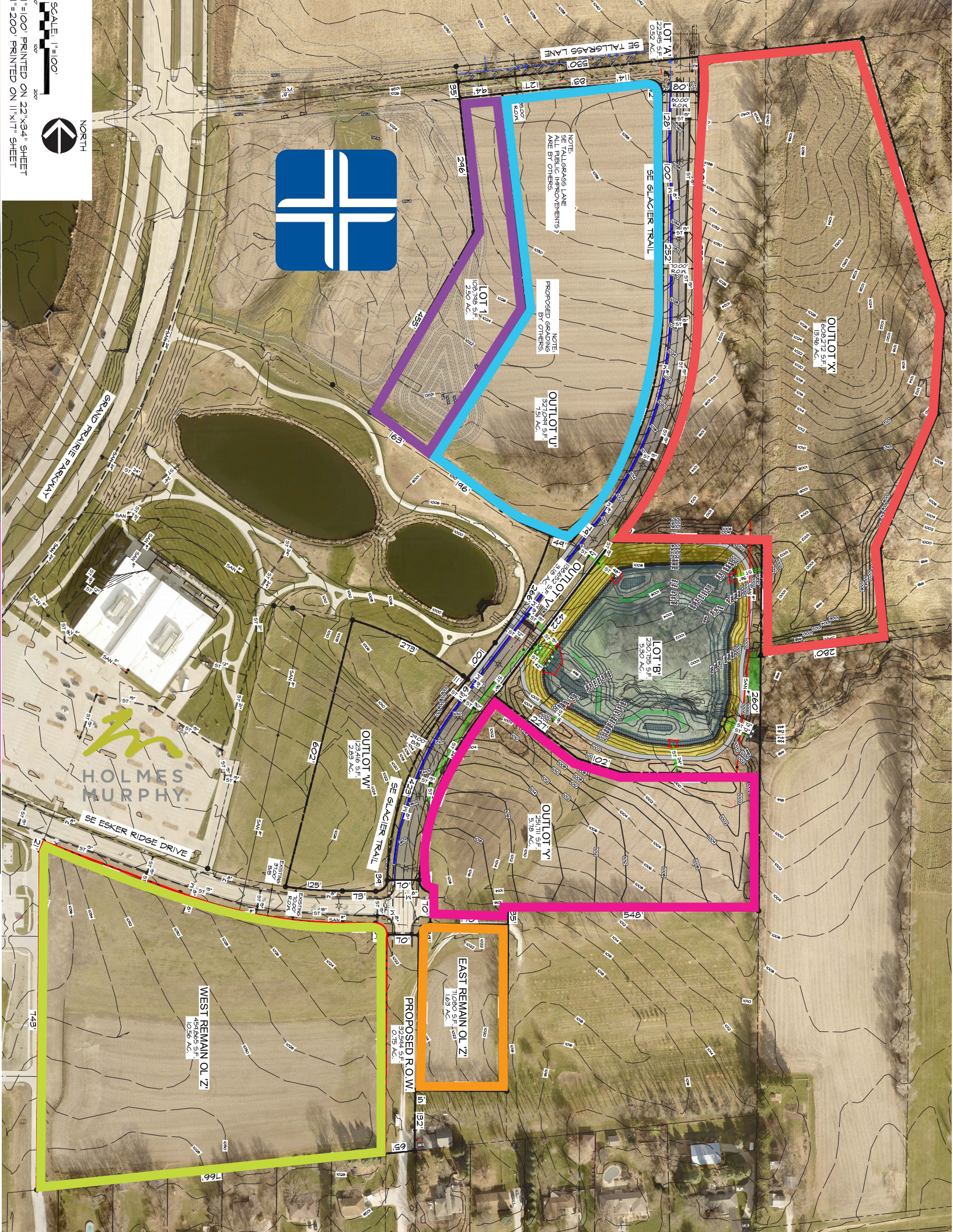
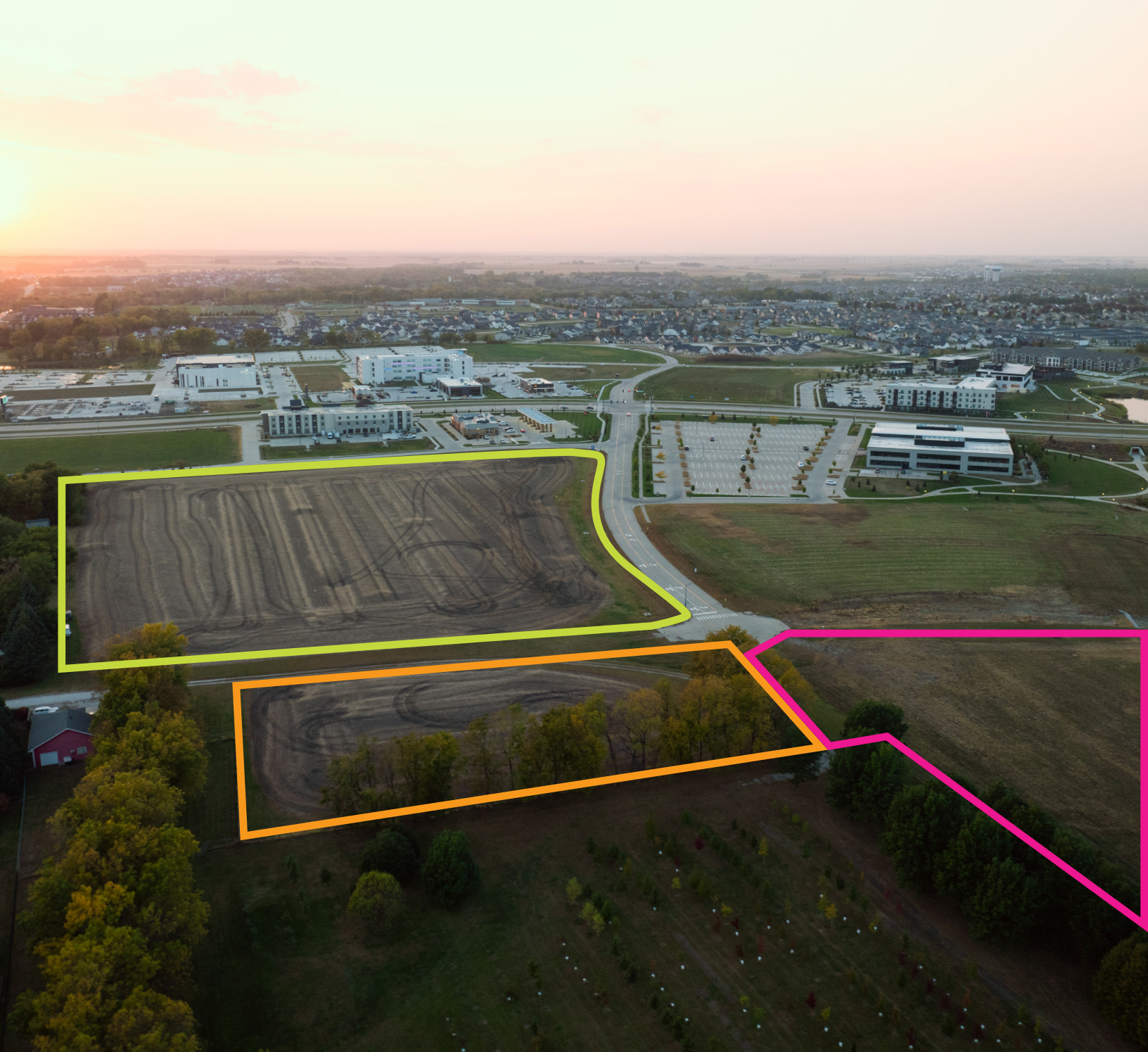
HyVee

Fast & Fresh

ALL IOWA ATTACK



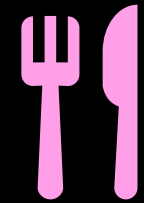
keewest • kettlestone NE • keeEast



DEVELOPMENT LAND
 RETAIL, COMMERCIAL
 & RESIDENTIAL
Call for pricing

<i>Plat 3 Lot 1</i>	2.50 Acres	<i>Plat 3 Outlot Y</i>	3.10 Acres
<i>Plat 3 Outlot U</i>	2.23 Acres	<i>Plat 3 West Outlot Z</i>	10.56 Acres
<i>Plat 3 Outlot X</i>	6.03 Acres	<i>Plat 3 East Outlot Z</i>	1.63 Acres

Nearby Attractions



200

Restaurants



15

Bars and Pubs



19

Coffee Shops



14

Grocers



30

C-Stores



51

Retail Shopping



37

Hotels



20

Attractions/ Entertainment

Average Annual Spend per Household on Eating Out



\$543

Breakfast



\$1,726

Lunch



\$2,646

Dinner

NEARBY ATTRACTIONS

- Triumph Park
- New Waukee Northwest High School
- Apple Data Plant
- Kettlestone Development
- KeeTown Loop Entertainment District

ATTRACTIONS CONT.

- Live Nation
- Palms Theatres & IMAX
- Sugar Creek Golf Course
- Racoon River Valley Trail
- Fox Creek Splash Pad
- Direct connection to I-80Iowa's largest Target
- Waukee Towne Center

OTHER NOTABLE LOCATION HIGHLIGHTS

"WAUKEE: THE FASTEST-GROWING CITY IN IOWA"

(2020 U.S. CENSUS)

Demographics

5 mile radius
1152 SE Ashworth Rd, Waukee, Iowa, 50263

INCOME

\$104,009
Median Household Income

\$268,651
Median Net Worth

\$329,111
Median Home Value

\$83,058
Median Disposable Income

BUSINESS

3,143
Total Businesses

58,075
Total Employees

TRAFFIC

15,200
Grand Prairie Parkway

6,100
Ashworth Road

EDUCATION



63%

Bachelor's/Grad/Prof Degree

KEY FACTS

1,295.0
Population

104,598
Total Daytime Population

35.8
Median Age

40,634
Households

EMPLOYMENT



1.5%

Unemployment Rate



This infographic contains data provided by American Community Survey (ACS), Esri, Esri and GfK MRI, Esri and Data Axle. The vintage of the data is 2014-2020, 2022, 2027.
© 2023 Esri

FOR SALE **KETTLESTONE NE**

Waukee, Iowa 50263



KNAPP
PROPERTIES



ANGI TESSAU, CCIM, SIOR
515.707.6889
AngieT@KnappLC.com



KOREY BIRKENHOLTZ
515.480.6596
Corey@KnappLC.com

All interested parties acknowledge that neither Seller nor any of Seller's officers or directors, nor Seller's employees, agents, representatives, or any other person or entity acting on behalf of Seller (hereafter, such persons and entities are individually and collectively referred to as the "Seller"), have made any representations, warranties or agreements (express or implied) by or on behalf of Seller as to any matters concerning the Property, the economic results to be obtained or predicted, or the present use thereof or the suitability for the possible intended use of the Property. Any documents furnished by Seller relating to the Property shall be deemed furnished as a courtesy to any interested party but without warranty or representation from Seller. All work done in connection with preparing the Property for the uses intended by any interested party shall be obtained and paid for by, and shall be the sole responsibility of the interested party. All investigations of proposed governmental laws and regulations, including land use laws and regulations to which the Property may be subject, shall be based on the review and determination of the applicability and effect of such laws and regulations by the interested party. Seller makes no representations concerning such laws and regulations.