

1100 NW 10th Street

Waukee, Iowa 50263
www.cbre.com/desmoines

Commercial Development Land

Located at the newly improved & signalized intersection of NW Douglas Avenue & NW 10th Street, this subject property experiences traffic to and from Triumph Park, Waukee School District's Natatorium, Waukee NW High School & Trailridge Middle School, all developed within the last 3 years.

Available Acreage

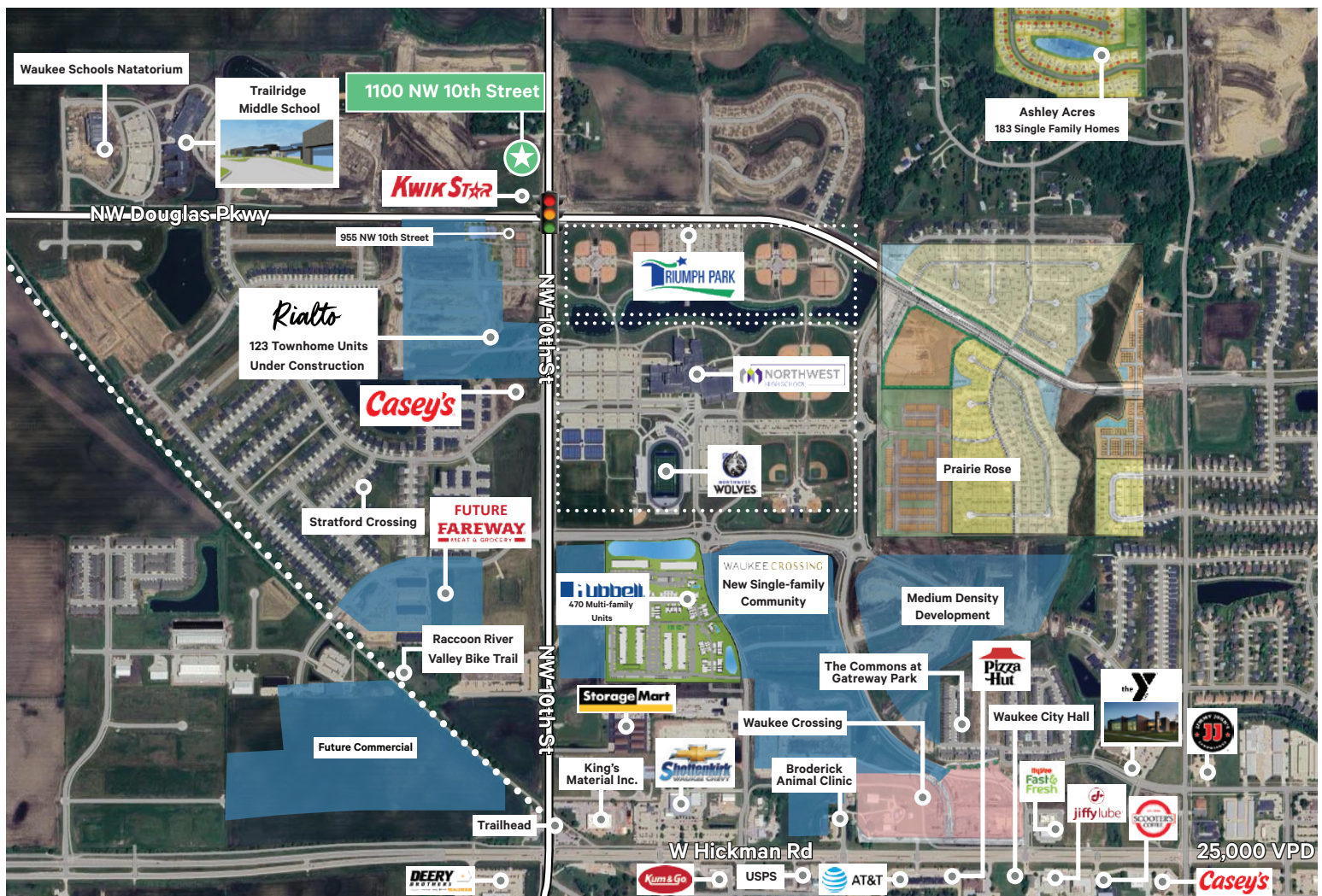
+ 1 - 3.3 Acres

Sale Price

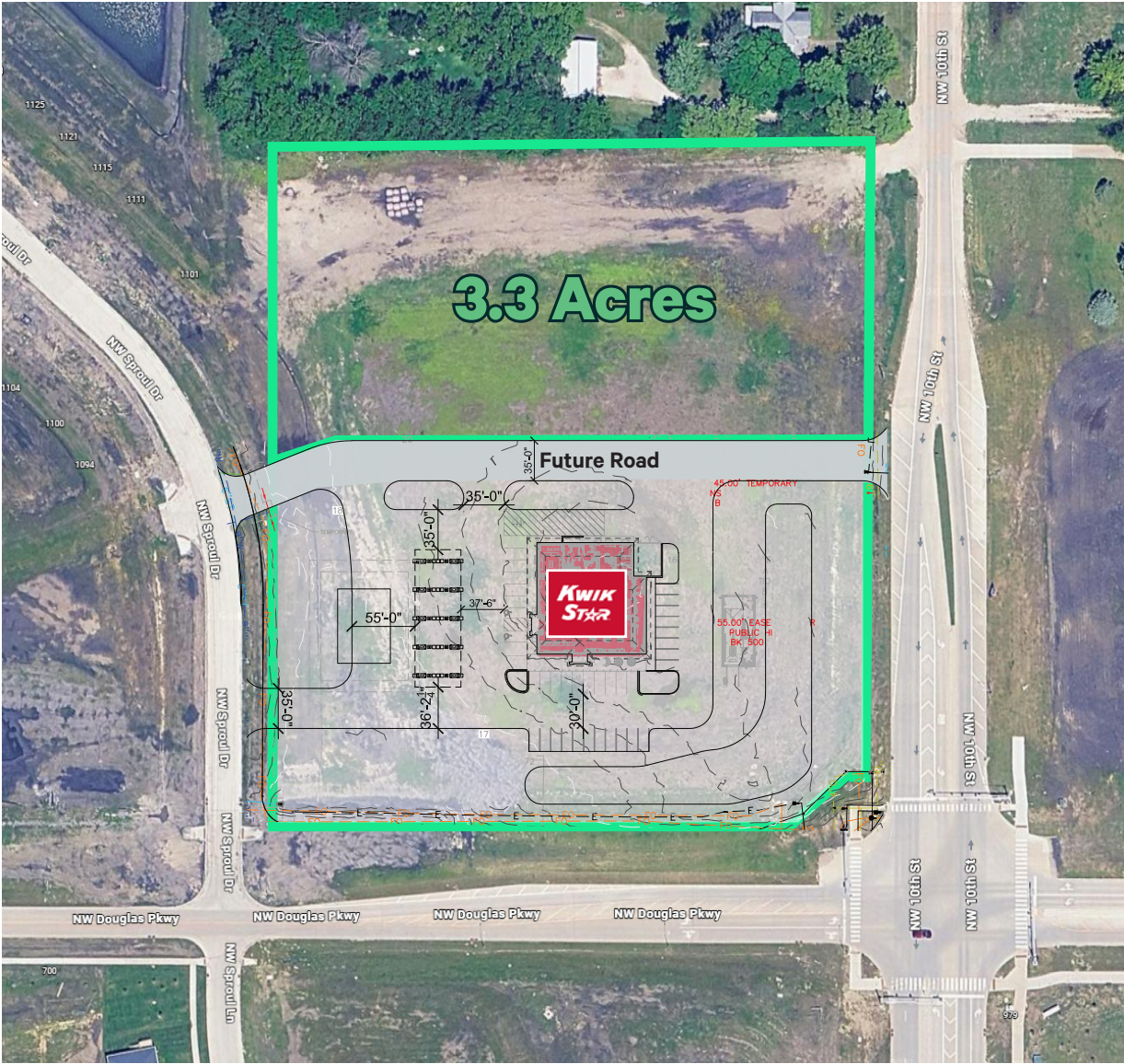
+ Contact Broker for Pricing

Property Features

- + Great opportunity in a rapidly growing commercial corridor
- + Excellent access off NW Douglas Pkwy & NW 10th Street



Site Overview



Demographics



58,437
Residents



\$116,989
Median Household Income



22
Parks



25
Miles of Trails



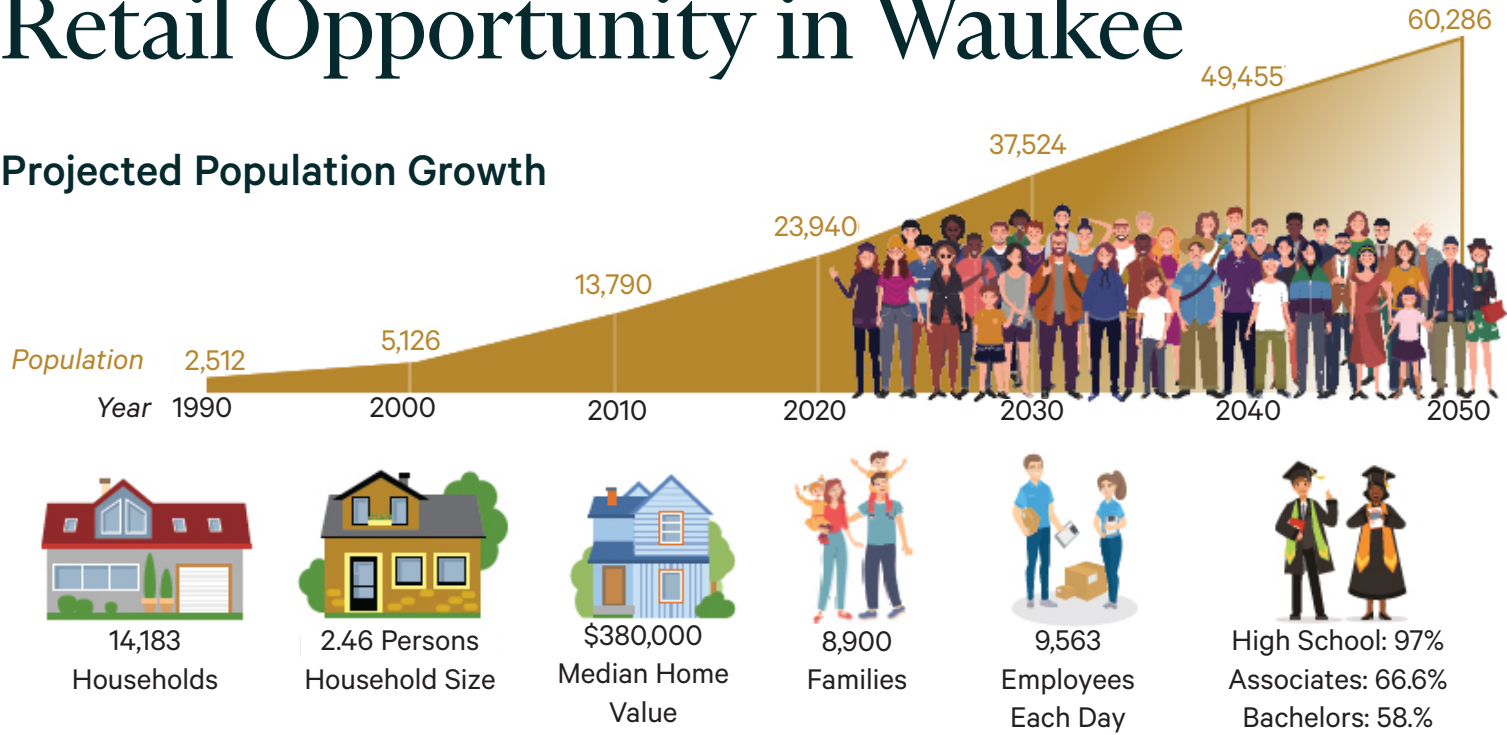
#1
First Fully Fiber Community
in The Des Moines Metro



#1
Fastest Growing
Large City In Iowa

Retail Opportunity in Waukee

Projected Population Growth



Within 1 Mile

1,574 Students at Northwest High School

2,081 Student population at Waukee Middle School



The **66-acre** Triumph Park includes many park amenities, including the Greater Iowa Credit Union Miracle League® Field, **12 softball/baseball fields** for local and large traveling tournament use, **15,000-square-foot** EPIC Inclusive Playground, and **11-acre pond** with accessible fishing pier.

Waukee Community School District Natatorium

The **61,000-square-foot, \$33 million** building holds two pools — one 50-meters by 25-yards and the other a four-lane, 25-yard pool. The larger pool is suited for competitions and diving while the smaller pool is primarily used for extracurricular use, such as swim lessons and other programming.



Contact Us

Tyler Dingel, CCIM
Executive Vice President
+1 515 865 2985
tyler.dingel@cbre.com
Licensed in the State of Iowa

Ben Probst
Senior Associate
+1 515 326 1985
ben.probst@cbre.com
Licensed in the State of Iowa

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.