

FOR SALE / LEASE

OUTLOTS AT WILLIAMS POINTE

1250 HICKMAN ROAD WAUKEE, IA 50263



PROPERTY DESCRIPTION

4 outlots located just East of Hy-Vee between Uhaul and Williams Pointe Strip Center

PROPERTY HIGHLIGHTS

- -Great visibility to over 25,000+ vehicles per day
- -great access from Hickman road
- -flexible parcel sizes

OFFERING SUMMARY

Sale Price:	Negotiable
Lease Rate:	Negotiable
Lot Size:	1.5-7.4 Acres

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	5,264	20,336	39,862
Total Population	14,918	53,954	97,009
Average HH Income	\$41,055	\$43,962	\$50,674



MITCH PHILLIPS

515.309.0922
mitch@fergusoncres.com

DARIN FERGUSON

515.778.6683
darin@fergusoncres.com

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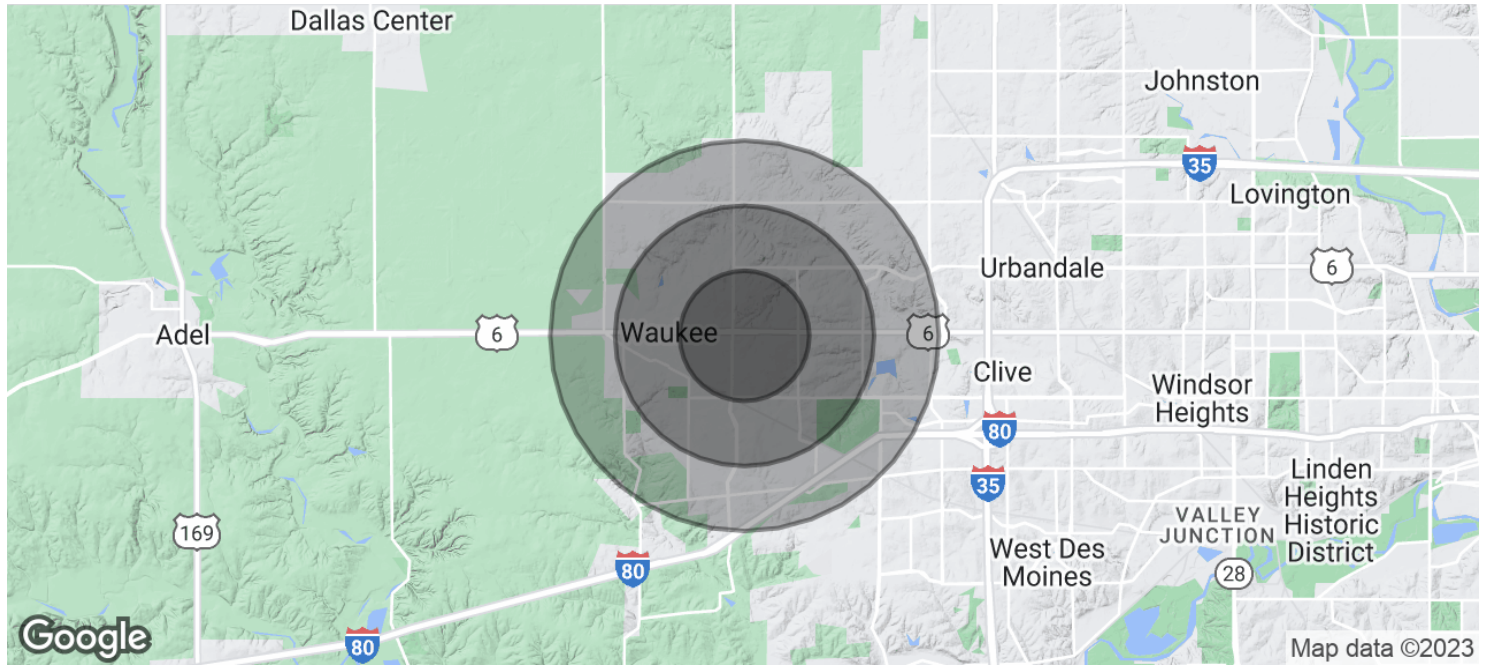
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	14,918	53,954	97,009
Average Age	30.0	30.8	32.5
Average Age (Male)	29.2	30.8	32.0
Average Age (Female)	31.0	31.5	33.4

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	5,264	20,336	39,862
# of Persons per HH	2.8	2.7	2.4
Average HH Income	\$41,055	\$43,962	\$50,674



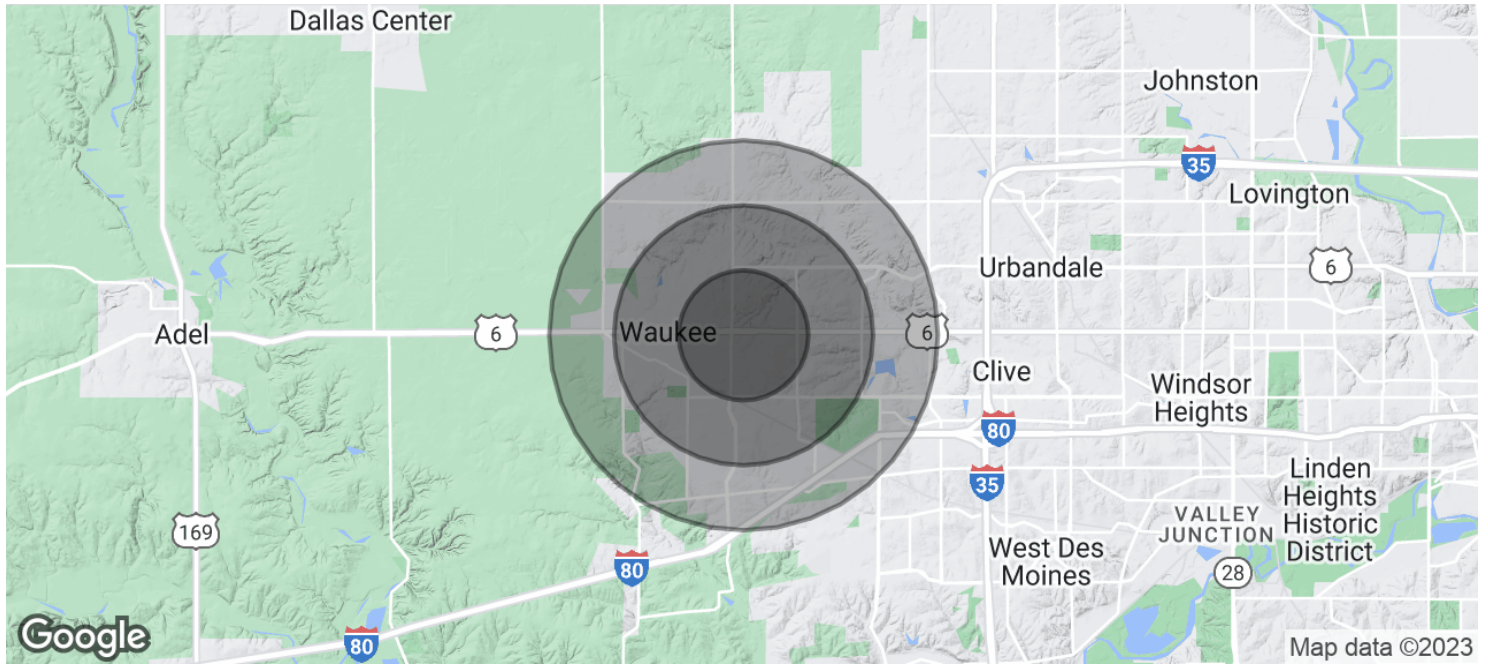
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Average House Value

\$115,651

\$107,063

\$127,361

** Demographic data derived from 2020 ACS - US Census*



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