

# PARCELS FOR SALE

## UTE AVENUE & I-80

COMMERCIAL

WAUKEE, IOWA  
EXIT 117 NORTH OF I-80, LOCATED ON THE WEST SIDE OF UTE  
AVENUE, BETWEEN PRAIRIE BLUFF DRIVE AND INDIAN RIDGE DRIVE



**Landmark**  
brokerage, inc.

**MIKE BONNETT, CCIM**  
MANAGING BROKER

 515.865.6086


 mbonnett@lmcompanies-inc.com

**STEPHANIE RICE**  
BROKER ASSOCIATE

 515.778.4692

 srice@lmcompanies-inc.com

**SHELBY MILLER**  
ASSOCIATE

 515.988.4405

 shelbys@lmcompanies-inc.com

LANDMARK BROKERAGE, INC.  
9550 Hickman Road / Suite 100 / Clive, Iowa 50325

LMCompanies-inc.com

Licensed broker in the state of Iowa



### PROJECT DESCRIPTION

A Prime Location situated just off Interstate 80 at Exit 117, this site offers direct access to Ute Avenue—only 15 miles from downtown Des Moines and just three minutes from Grand Prairie Parkway.

Surrounded by established businesses like Kum & Go, popular restaurants, and national retailers, this area is only minutes from Jordan Creek Town Center. As Waukee continues its rapid growth, Ute Avenue is poised to attract new businesses and amenities to support the expanding community.

With diverse housing nearby, excellent interstate visibility, and access to public trails, Ute Avenue is the perfect location for your next business venture.

- Zoning: Commercial
- Project Number of Acres: 13.16 acre commercial development site
  - 6.2 acres - available
  - Outlot 'Z' 2.29 acres - available
  - Lot 1 2.51 acres - under contract
- Traffic Counts:
  - Interstate 80: Around 49,600 vehicles per day\*
- Convenient access to I-80, Exit 117
- Short 2 minute drive from Ute Ave to Ashworth Road



#### TYPES OF USERS:



### SITE HIGHLIGHTS

- Short drive to I-80 ramp
- 13.16 acre commercial development site
- 630 lineal feet of frontage along Ute Avenue
- Great location for retail, restaurants, convenience store, medical, office, child care centers, health club and banking
- Zoning C1A Neighborhood Commercial District
- Immediate access to Interstate 80
- Located in the fast-growing community of Waukee
- Utilities are at the site



## DEVELOPMENT SUMMARY

**SETBACKS:**  
 FRONT YARD = 30 FEET  
 REAR YARD = 30 FEET  
 SIDE YARD = NO MINIMUM, EXCEPT WHEN ADJACENT TO ANY R DISTRICT, THE MINIMUM SIDE YARD SETBACK SHALL BE 30 FEET.

**PARKING:**  
 RETAIL: (16,000 SF)  
 4 SPACES PER 1,000 SQUARE FEET OF GROSS FLOOR AREA

PARKING REQUIRED: = 65 SPACES  
 PARKING PROVIDED: = 65 SPACES

RESTAURANT: (12,000 SF)  
 15 SPACES PER 1,000 SQUARE FEET OF GROSS FLOOR AREA

PARKING REQUIRED: = 180 SPACES  
 PARKING PROVIDED: = 180 SPACES

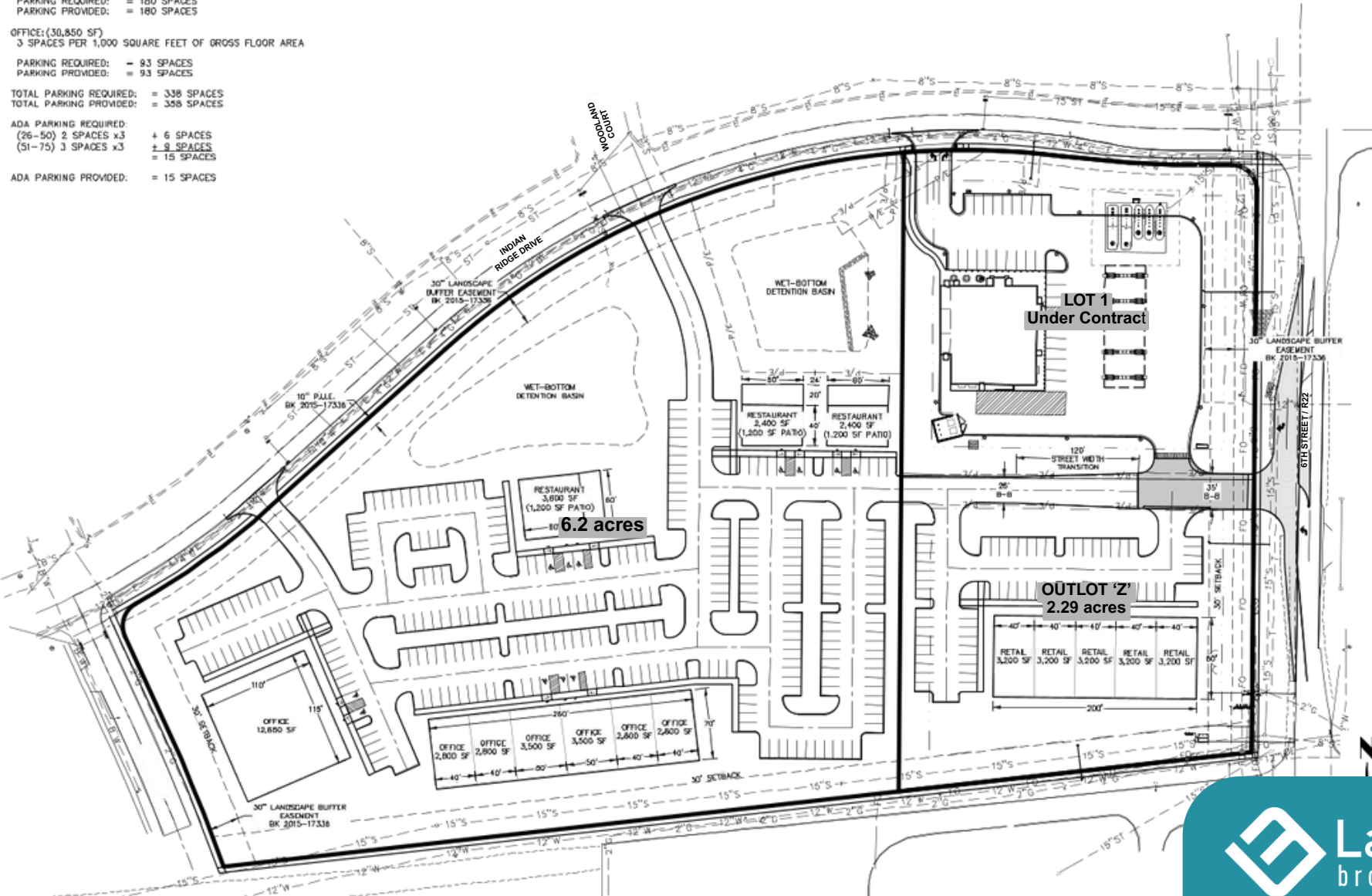
OFFICE: (30,850 SF)  
 3 SPACES PER 1,000 SQUARE FEET OF GROSS FLOOR AREA

PARKING REQUIRED: = 93 SPACES  
 PARKING PROVIDED: = 93 SPACES

TOTAL PARKING REQUIRED: = 338 SPACES  
 TOTAL PARKING PROVIDED: = 358 SPACES

ADA PARKING REQUIRED:  
 (26-50) 2 SPACES x3 = 6 SPACES  
 (51-75) 3 SPACES x3 = 9 SPACES  
 = 15 SPACES

ADA PARKING PROVIDED: = 15 SPACES



4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322  
 PH: (515) 369-4400

ENGINEER: EKDEI: MAE



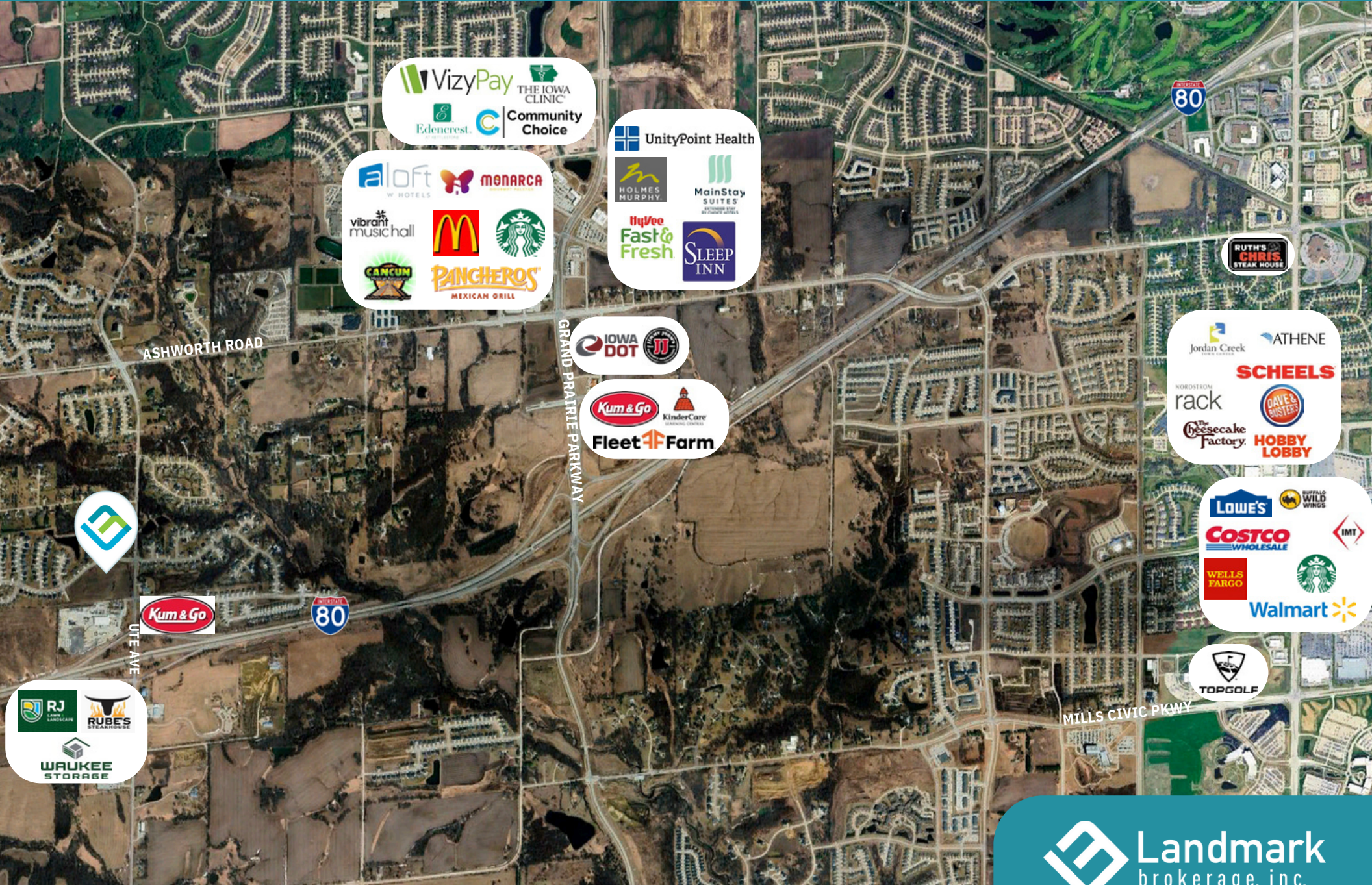
CIVIL DESIGN ADVANTAGE  
 WAUKEE, IOWA

**PAINTED WOODS SPECTRUM**  
**PRELIMINARY CONCEPT**

# UTE AVE

Exit 117 North of I-80

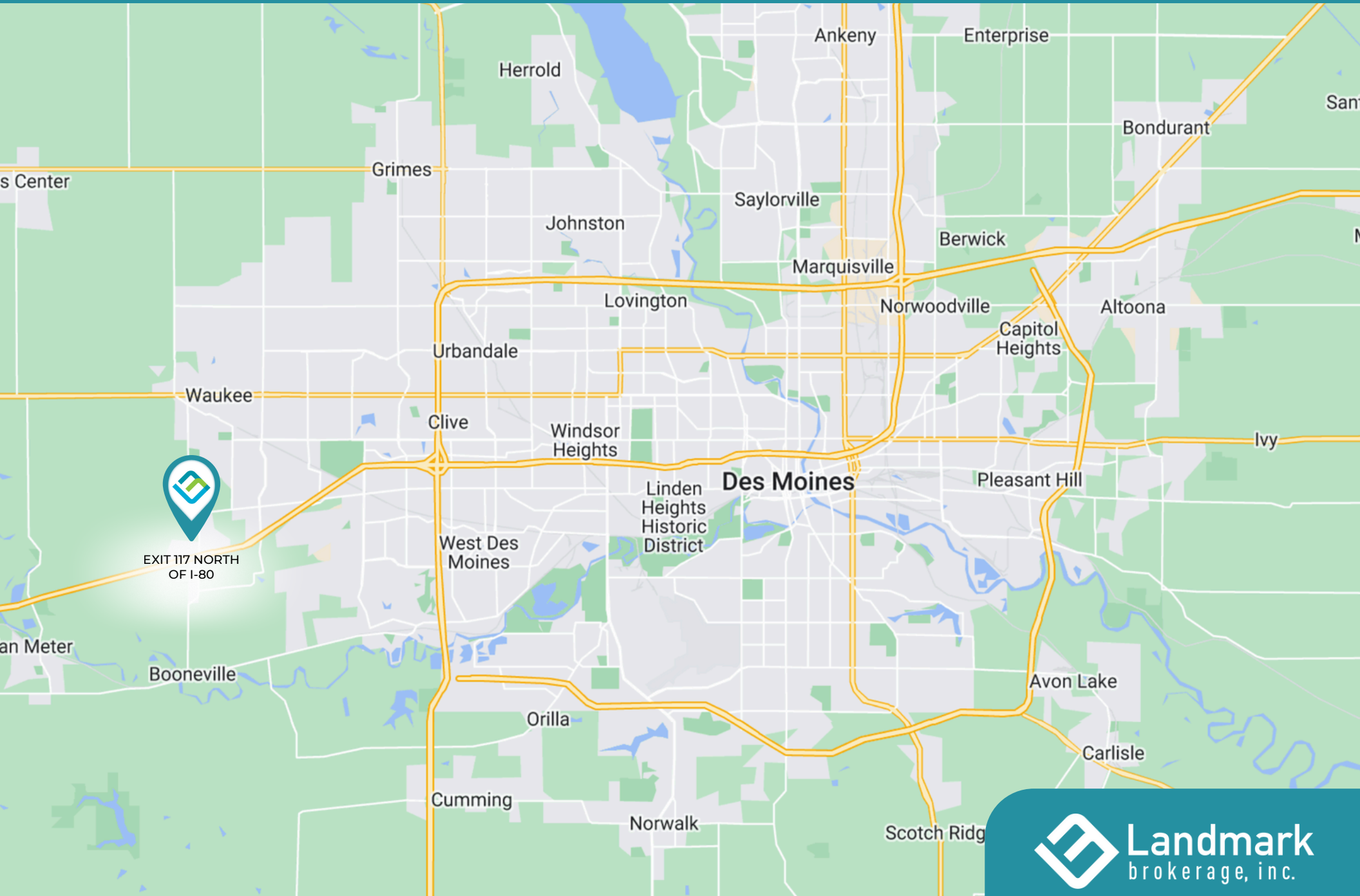
## AREA MAP



# UTE AVE

Exit 117 North of I-80

## METRO MAP



### DEMOGRAPHICS - 5 MILE RADIUS

EXIT 117 NORTH OF I-80  
BETWEEN PRAIRIE BLUFF DR & INDIAN RIDGE DR



**74,469**  
POPULATION



**34.9**  
MEDIAN AGE



**\$122,248**  
MEDIAN HOUSEHOLD INCOME



**\$419,905**  
MEDIAN NET WORTH



**\$451,829**  
AVERAGE HOME VALUE



**61.3%**  
OWNER OCCUPIED HOUSING



**30,337**  
TOTAL EMPLOYEES



**2,062**  
TOTAL BUSINESSES

SOURCE: 2024 ESRI ESTIMATES

### WHAT PEOPLE ARE SAYING ABOUT WAUKEE:

- **Top 10 Fastest Growing U.S. Suburbs - Realtor, 2024**
- **#1 Best Suburbs to Buy a House in Iowa - Niche, 2024**
- **32% Growth in Last 4 years - Chambers, 2024**

### DES MOINES METRO:

- **#1 Best Place to Live in the Midwest for High Salaries and Low Cost of Living - The Absent, 2025**
- **Des Moines - West Des Moines area ranked the #2 Place for Young Professionals to Live - Forbes, 2024**
- **#3 Most Livable City in the U.S. - Visual Capitalist, 2025**
- **#5 Cost of Living for States in the U.S. - U.S. News & World Report, 2025**
- **Des Moines metro area is the fastest-growing major metropolitan area in the Midwest - Business Record, 2024**
- **#3 Most Livable metros for Renters - rent cafe, 2024**

### TRAFFIC:

Interstates 35 and 80 connect Waukee to customers and suppliers throughout the United States. Perfectly positioned in the Midwest, Waukee has a direct connection to I-80 and is within a day's drive of many major metropolitan areas. It is also a quick 15-mile drive away from downtown Des Moines, the capitol city of Iowa.



**AROUND 49,600**  
**VEHICLES PER DAY\***  
INTERSTATE 80

\*SOURCE: IOWA DOT - TRAFFIC COUNTS LAST COUNTED IN 2023.

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