

FOR SALE



KNAPP
PROPERTIES

UNDER
CONTRACT

KETTLESTONE NE

Waukee, Iowa 50263

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

Development Land For Sale
Up to 36.22 Acres +/-

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KEETOWN
loop

PANCHEROS MEXICAN GRILL, Starbucks, vibrant music hall, McDonald's, Aloft HOTELS, MONARCA, RE/MAX CONCEPTS, LIVE NATION ENTERTAINMENT, CANCUN, HOME 2 SUITES BY HILTON

MYRIAD ADVISOR SOLUTIONS, THE IOWA CLINIC, Edencrest AT KETTLESTONE, MISSION CANCER + BLOOD, DOWNING CENTER STAGE, SISU ACADEMY, BING BANG, VIZYPAY, GALLOWAY HOLDINGS, Lush

KETTLESTONE SOCIAL FOOD HALL, UnityPoint Health, ALL IOWA ATTACK, MULLEGS, DIVINE NAIL BAR, HOLMES MURPHY, The Breakfast Club, Sleep INN, SMOKEY ROW Coffee Co., HyVee, Fast & Fresh, IOWA ORTHO, DANCIN' WITH ROXIE, DWR IOWA'S ELITE DANCE STUDIO

Kee West

ASHWORTH ROAD

Casey's

Kee East

GRAND PRAIRIE PARKWAY

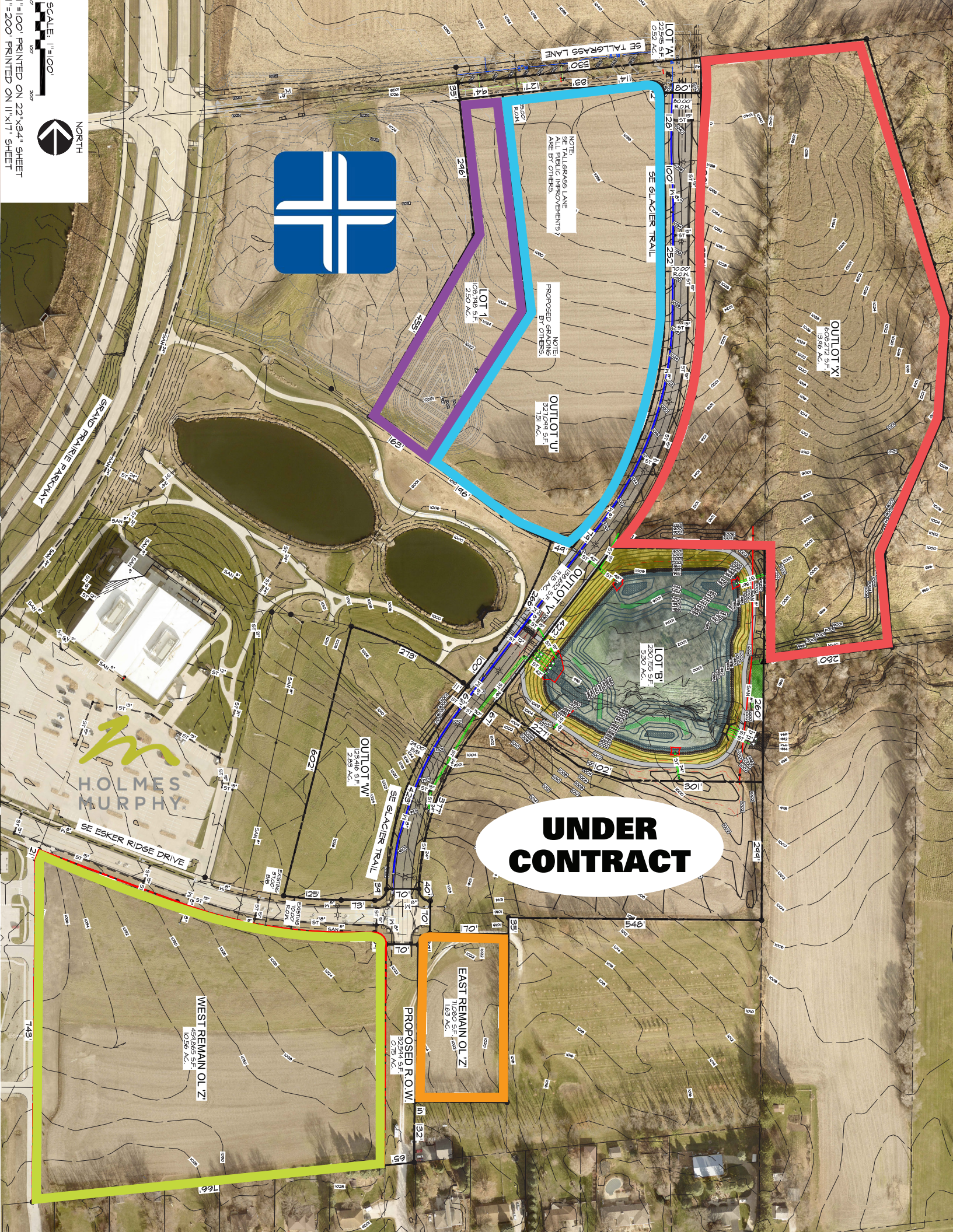
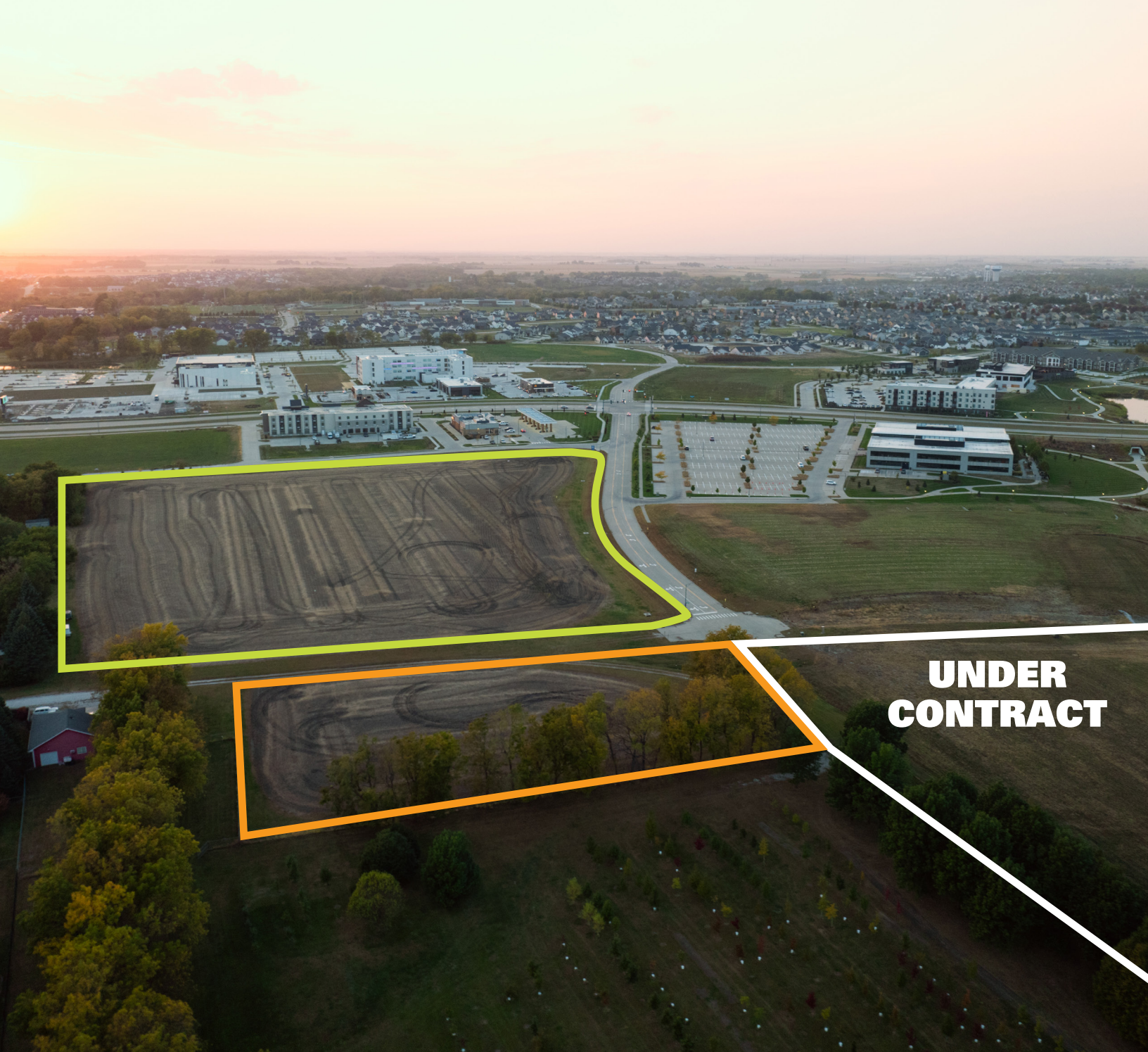
Kettlestone NE

Kettlestone NE

IOWA DOT, JIMMY JOHN'S

KinderCare LEARNING CENTERS, Kum & Go, Fleet Farm

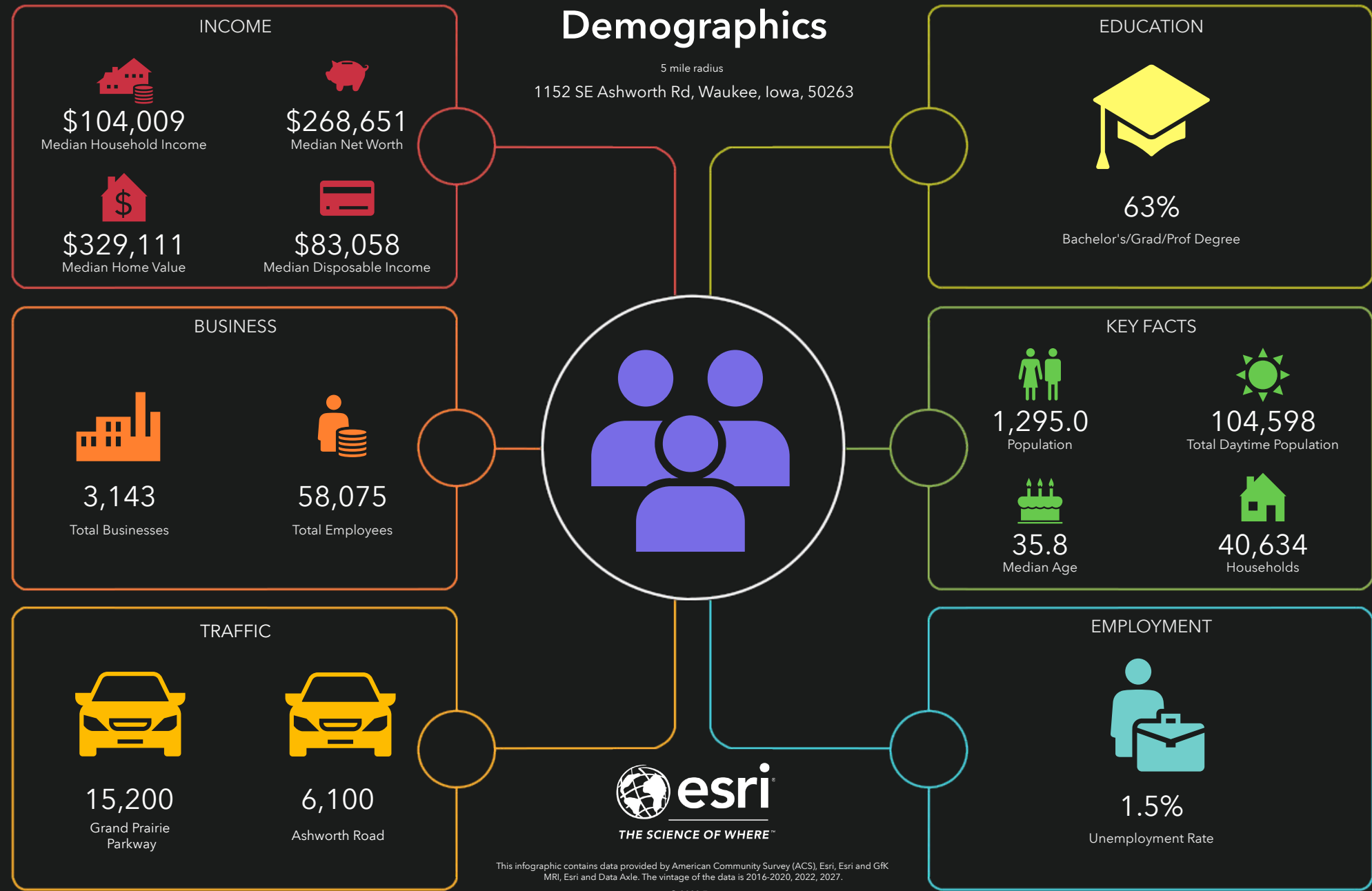
Kee West • Kettlestone NE • Kee East



DEVELOPMENT LAND
 RETAIL, COMMERCIAL
 & RESIDENTIAL
Call for pricing

- Plat 3 Lot 1* 2.50 Acres
- Plat 3 Outlot U* 7.51 Acres
- Plat 3 Outlot X* 13.96 Acres
- Plat 3 West Outlot Z* 10.56 Acres
- Plat 3 East Outlot Z* 1.63 Acres

Nearby Attractions



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)

CITY ACCOLADES

- Top 10 Fastest-Growing U.S. Suburbs, Realtor.com
- Top 50 Best Places to Live in America, "Money Magazine"
- Top 10 Best Towns for Families, "Family Circle"
- Top 50 Best Suburbs in America, Businessinsider.com

ACCOLADES CONT.

- Top 10 Safest Places in Iowa, Movoto.com
- Best City in Iowa for Home Ownership, NerdWallet.com
- Best Local Community to Live In, "Cityview"
- Waukee Community School District is the 7th largest school district in the state

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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.