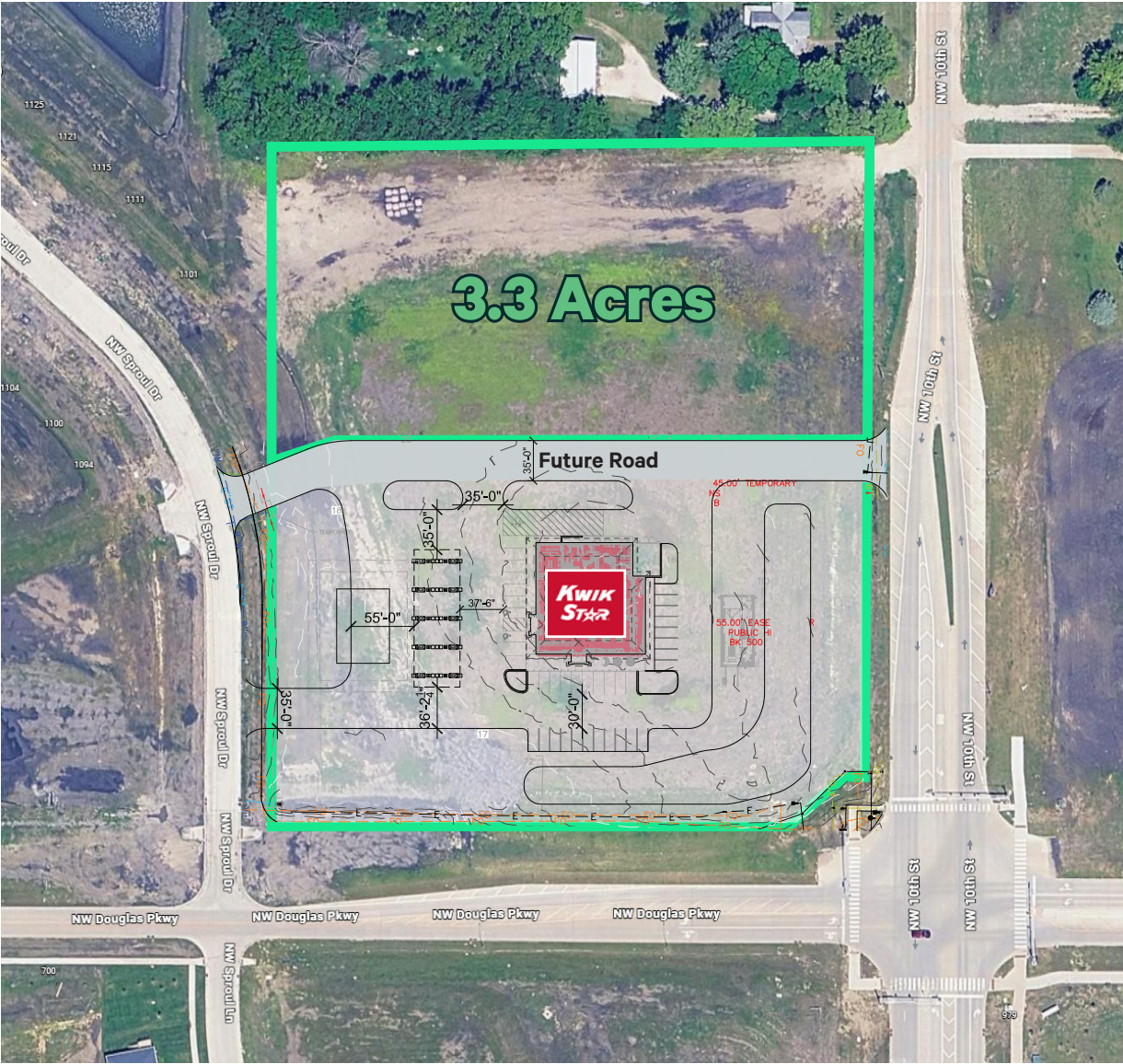


Waukee, Iowa 50263
www.cbre.com/desmoines

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Site Overview



Demographics



58,437
Residents



\$116,989
Median Household Income



22
Parks



25
Miles of Trails



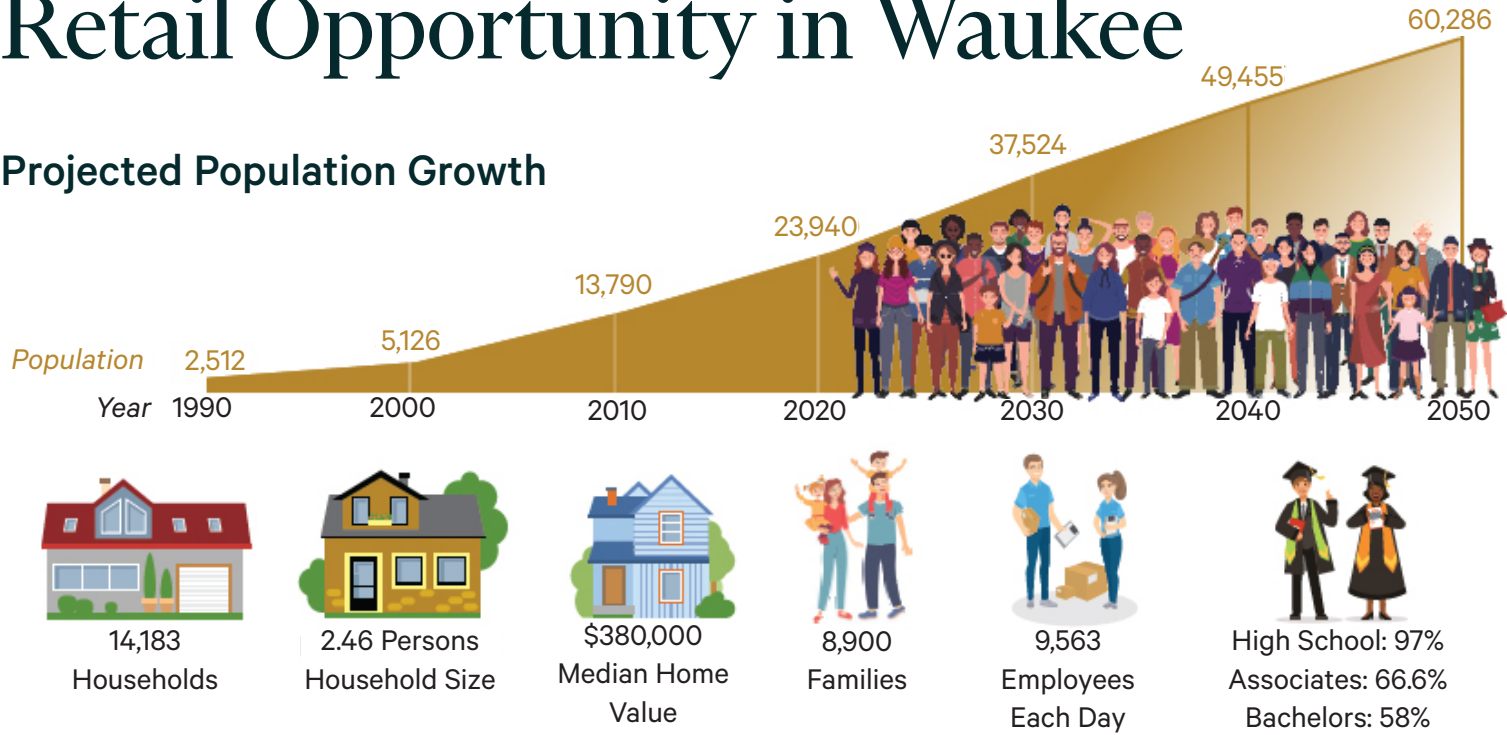
#1
First Fully Fiber Community
in The Des Moines Metro



#1
Fastest Growing
Large City In Iowa

Retail Opportunity in Waukee

Projected Population Growth



Within 1 Mile

1,574 Students at Northwest High School

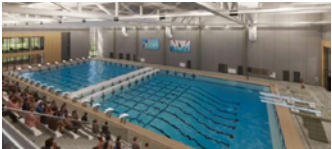
2,081 Student Population at Waukee Middle School



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, a **15,000-square-foot** EPIC Inclusive Playground, and an **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.



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