

MID-AMERICA

FOR SALE

KETTLESTONE LAND

\$6.00 / SF

Grand Prairie Parkway and University Ave
Waukee, IA 50263

AVAILABLE SPACE

70.81 Acres

AREA

Just south of the intersection of University and Grand Prairie Parkway on Grand Prairie Parkway
Owners will Consider Sub-Dividing
Sewer and Water to Land
High Traffic Counts
Fastest Growing Community in State of Iowa
Pricing below is based on Large Acreage Consideration

CBCWORLDWIDE.COM



OFFICE

Brad Long
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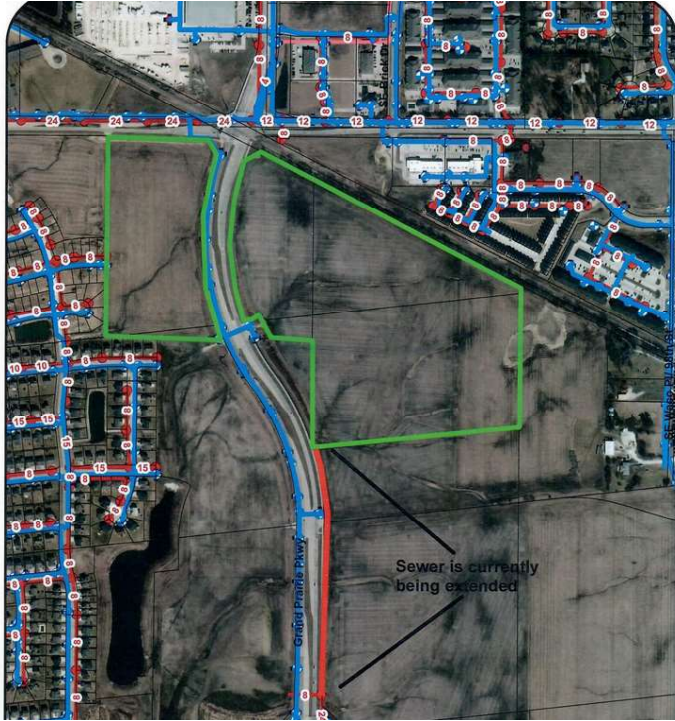
Tom Butler
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OFFERING SUMMARY

Sale Price: \$6.00 / SF

Available SF:

Lot Size: 70.81 Acres

Zoning: Kettlestone Land Use
Proposed (Retail,
Mixed Use, Office,
Multi-Family)

Price / SF: \$6.00

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PROPERTY OVERVIEW

Located at the Corners of University Ave. and Grand Prairie Parkway. Approx. 70 acres of land in the Kettlestone Development Corridor of Waukee Iowa.

PROPERTY HIGHLIGHTS



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Kettlestone Land Use Map



Giles Land



Current Zoning for your parcels:

- Mixed Use
- Multi-family Rowhouse
- Multi-family Stacked High
- Multi-family Stacked Med
- Office
- Retail (Regional)

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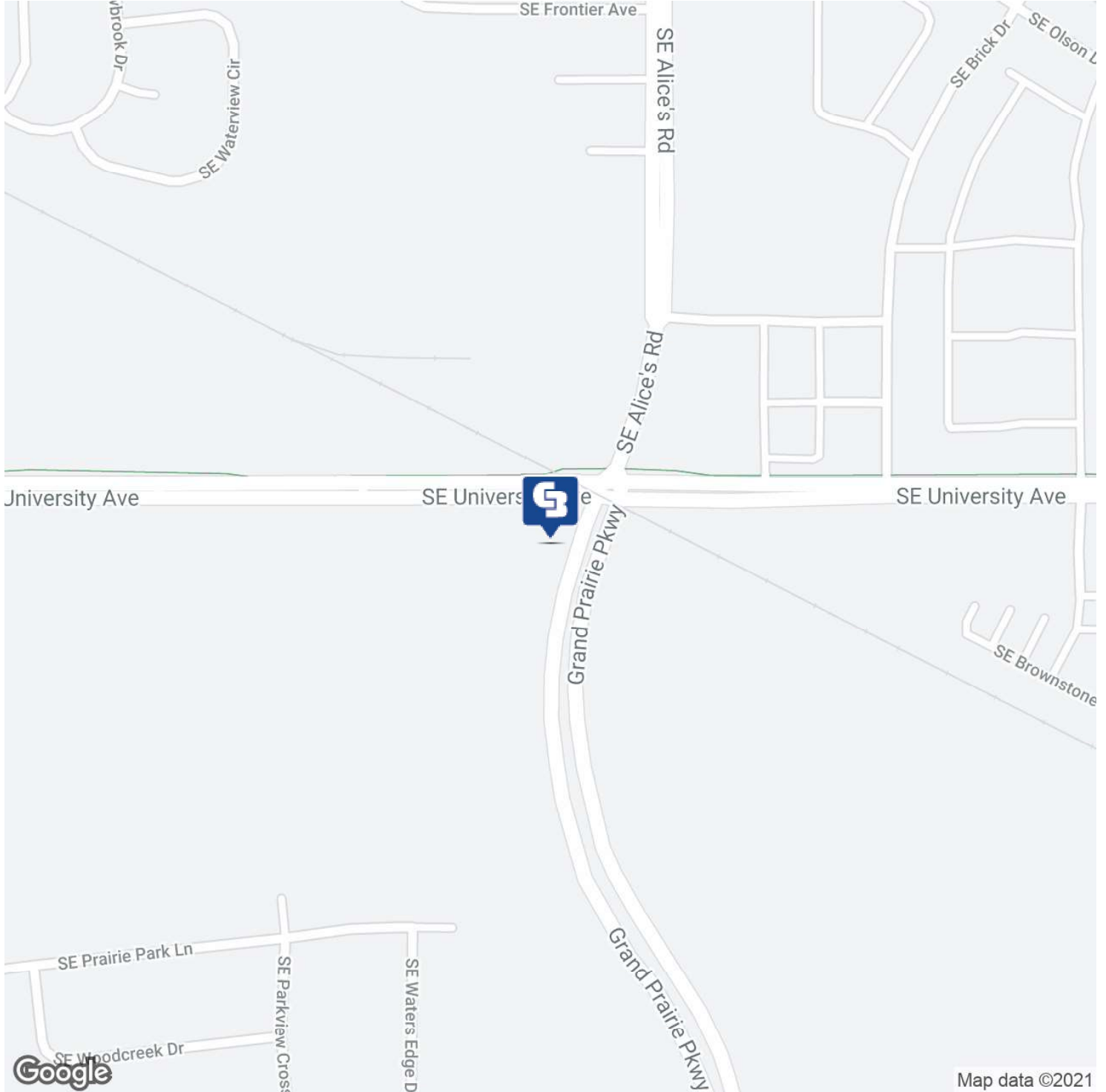
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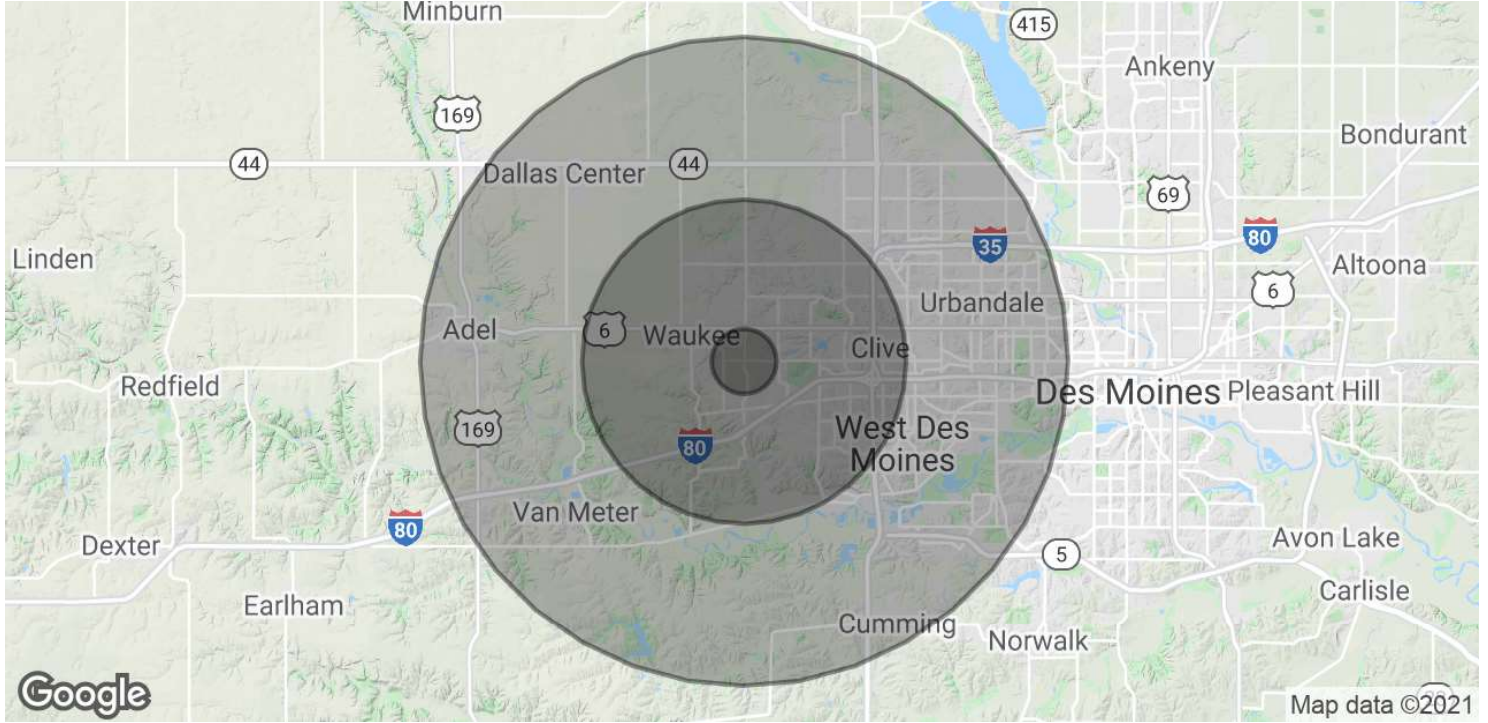
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,802	53,086	177,846
Average age	29.6	33.7	35.7
Average age (Male)	30.6	33.7	35.0
Average age (Female)	28.5	33.5	36.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,893	20,591	71,377
# of persons per HH	2.5	2.6	2.5
Average HH income	\$81,962	\$104,620	\$93,614
Average house value	\$185,438	\$259,471	\$225,826

* Demographic data derived from 2010 US Census

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