



## FOR SALE

CS Real Estate Services has a 77 acre piece of land that is conveniently located just north of Hickman Road in the up and coming heart of Waukee. James Pointe is in close proximity for the location of the new Waukee High School, Sports Park, Apple Data Center, and the Waukee Trailhead for the 89-mile paved Raccoon River Valley Bike Trail. This site offers great accessibility and visibility for retail, industrial, and multi-family zoning.

Information contained here deemed reliable but not guaranteed by CS Real Estate Services

CASEY SHELTON

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a : 1980 NW 94th St Ste E, Clive, IA 50325



**TAN LOTS**

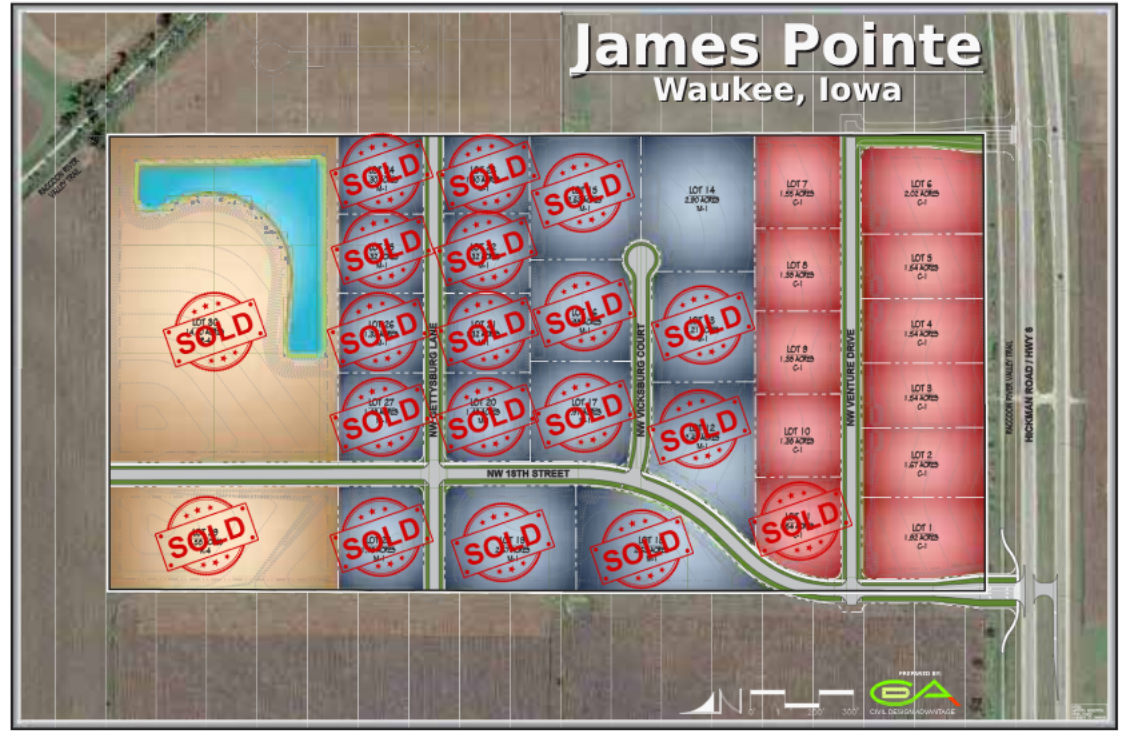
- Medium density
- \$110,000 per acre

**BLUE LOTS**

- M-1 light industrial
- Outdoor Storage w/ screening \$3.95 p/s/f
- Lots 15 & 16 \$4.85 p/s/f
- Lots 21 - 28 \$4.85 p/s/f

**RED LOTS**

- C-1 commercial
- Lots 1 & 6 \$11.50 p/s/f
- Lots 2-5 \$10.50 p/s/f
- Lots 7-11 \$5.50 p/s/f



**NORTHWEST 18TH STREET & HICKMAN ROAD / HWY 6**



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**JAMES POINTE**  
HICKMAN ROAD / NORTH 10TH STREET



**53,785**  
2017 Population



**65,037**  
2020 Est. Population



**34**  
Median Age



**20,961**  
Total Employees



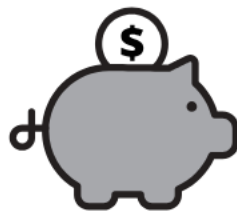
**\$95,527**  
Median Household Income



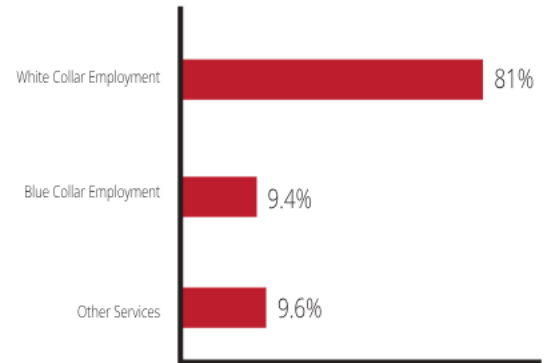
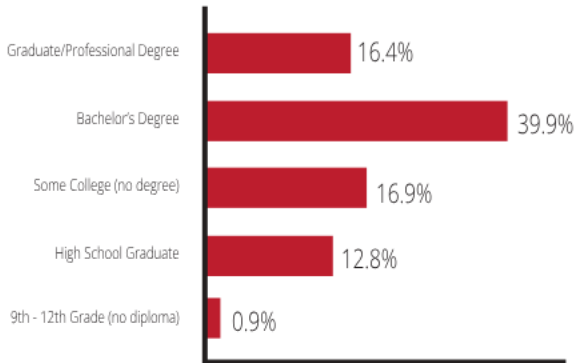
**1,198**  
Total Businesses



**21,180**  
Total Homes  
(owned + rented)



**\$281,626**  
Median Net Worth



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