

LAND FOR SALE | 5.28 ACRES

UNIVERSITY AVE & SE BOONE DR WAUKEE, IA 50263



PROPERTY HIGHLIGHTS

This 5.28-acre site is located at the corner of University Avenue and SE Boone Drive and **in one of the fastest-growing city in Iowa. Waukee has grown over 465% since 2000** and added more than 7,000 residents between 2020 and 2024 alone. With a **projected population of 50,000 by 2040** and an **average household income of \$113,930 within one mile**, this is one of the most compelling commercial land opportunities in the Des Moines metro.

The property **sits at a high-visibility, high-traffic intersection with over 50,865 vehicles per day** on University Avenue. The site is well-positioned for a **wide range of uses including retail, restaurant, medical office, mixed-use, or investment-focused development.**

OFFERING SUMMARY

Sale Price:	Priced to sell — contact for details
Land Size:	5.28 Acres
Zoning:	A - Agriculture (Proposed: Commercial)
Utilities at Site:	Gas, Water, Sewer, Electric



**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

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LOOKING WEST



LOOKING NORTHEAST



LOOKING SOUTHEAST



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RETAIL MAP



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CONTACT

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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Total Households:	4,454	29,149	50,720
Total Population:	11,866	75,493	128,161
Avg HH Income:	\$113,930	\$113,930	\$110,727

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