

Premier Youth Sports Facility Investment

2045 SE Glacier Trail
Waukee, Iowa



CBRE



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Property Overview



CBRE is pleased to present an exceptional investment opportunity to own a premier youth sports complex in Waukee; one of Iowa's fastest-growing cities and a hub for family living and recreation.

This modern facility is built to host a wide range of athletic programs, tournaments, and community events, making it ideal for private operators, sports academies, or organizations seeking a high demand location. The property is positioned within Kettlestone Central, a transformative \$350 million mixed-use development spanning 160 acres east of Grand Prairie Parkway, featuring retail, dining, entertainment, and residential components that will draw thousands of visitors and residents to the area. With Waukee's explosive population growth, strong demographics, and ongoing investment in infrastructure and amenities, this location offers strong potential for long term success.



PROPERTY OVERVIEW PROPERTY OVERVIEW PROPERTY OVERVIEW

Property Features



Contact Broker for Pricing

Two (2) 73,769 SF buildings

Constructed in 2024

14.16 acre site

Fully climate-controlled

LED lighting

808 parking spaces

Twelve (12) professional-grade hardwood basketball courts

Eighteen (18) professional-grade hardwood volleyball courts

Spectator seating for tournaments and events

Injury treatment rooms, restrooms, office space, and concession areas

One-of-a-kind outdoor basketball park

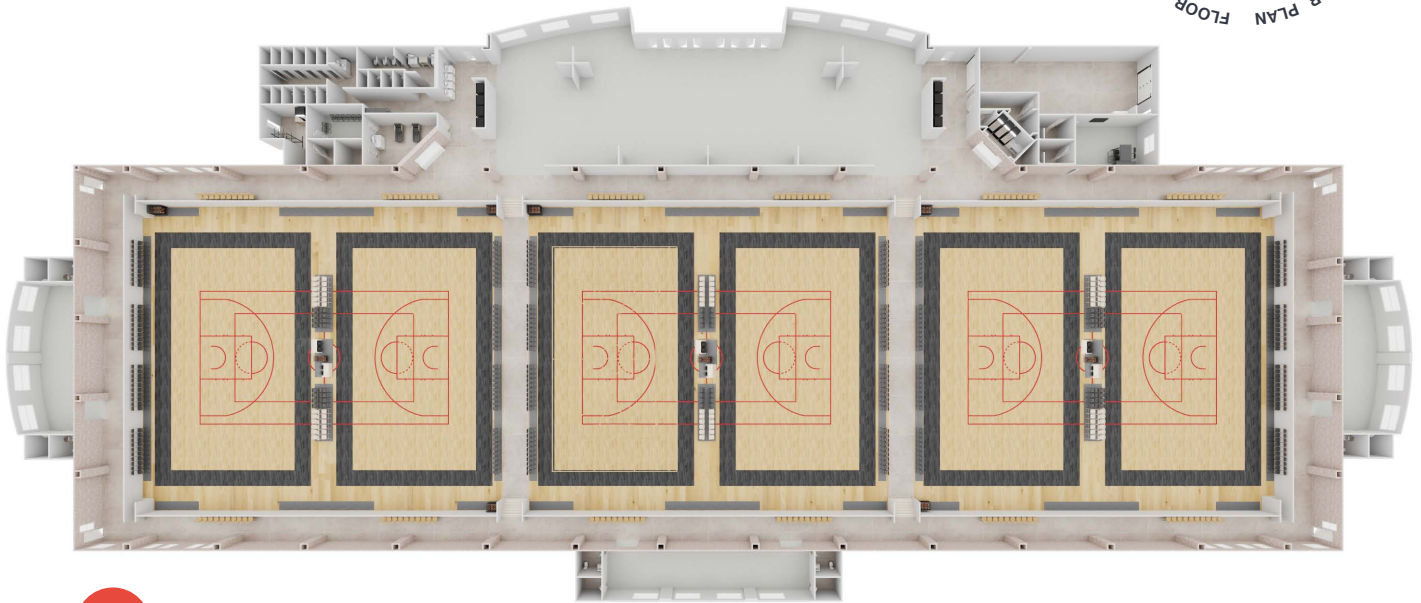
Easy access to I-80 and Grand Prairie Parkway

Surrounded by the Brick Towne Apartments, The Lofts at Kettlestone Central, Kettlestone Central Townhomes, Iowa Ortho Medical Clinic, and Kettlestone Neighborhood Retail.



Floor Plan & Site Plan

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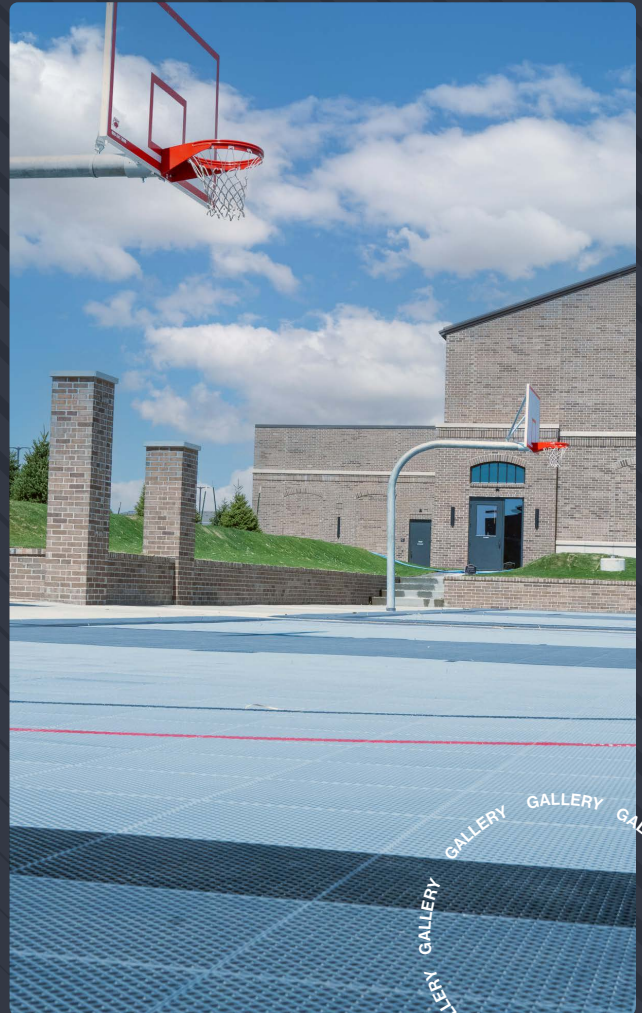
Both 73,769 SF
Buildings have
identical floor plans



[Click Here for Virtual Tour](#)

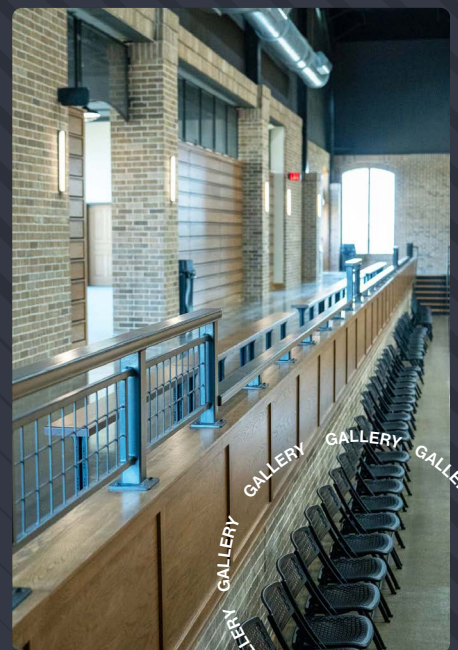


Gallery

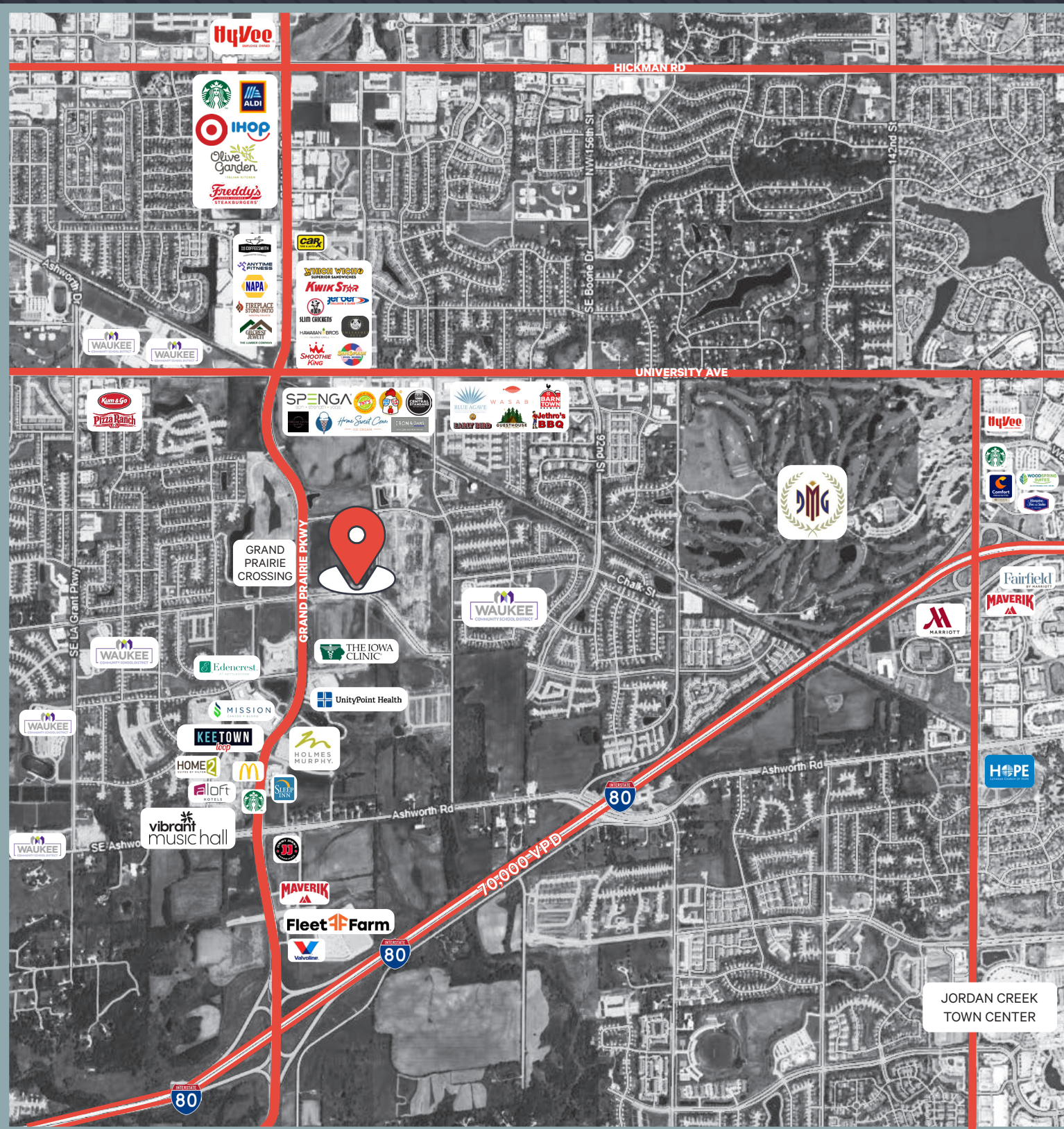


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Gallery



AMENITIES. AMENITIES. AMENITIES.



Area Demographics

	1 MILE	3 MILES	5 MILES
INCOME			
Average Household	\$111,881	\$142,639	\$146,883
Median Household	\$101,302	\$115,284	\$111,540
Per Capita	\$46,561	\$58,207	\$62,932
POPULATION			
Current Year Estimate	12,176	67,791	116,533
2030 - 5 Year Projection	14,127	78,513	131,950
Daytime Population	8,842	67,184	128,175



Population

116,533



Households

45,764



Population Growth Rate

2.52%



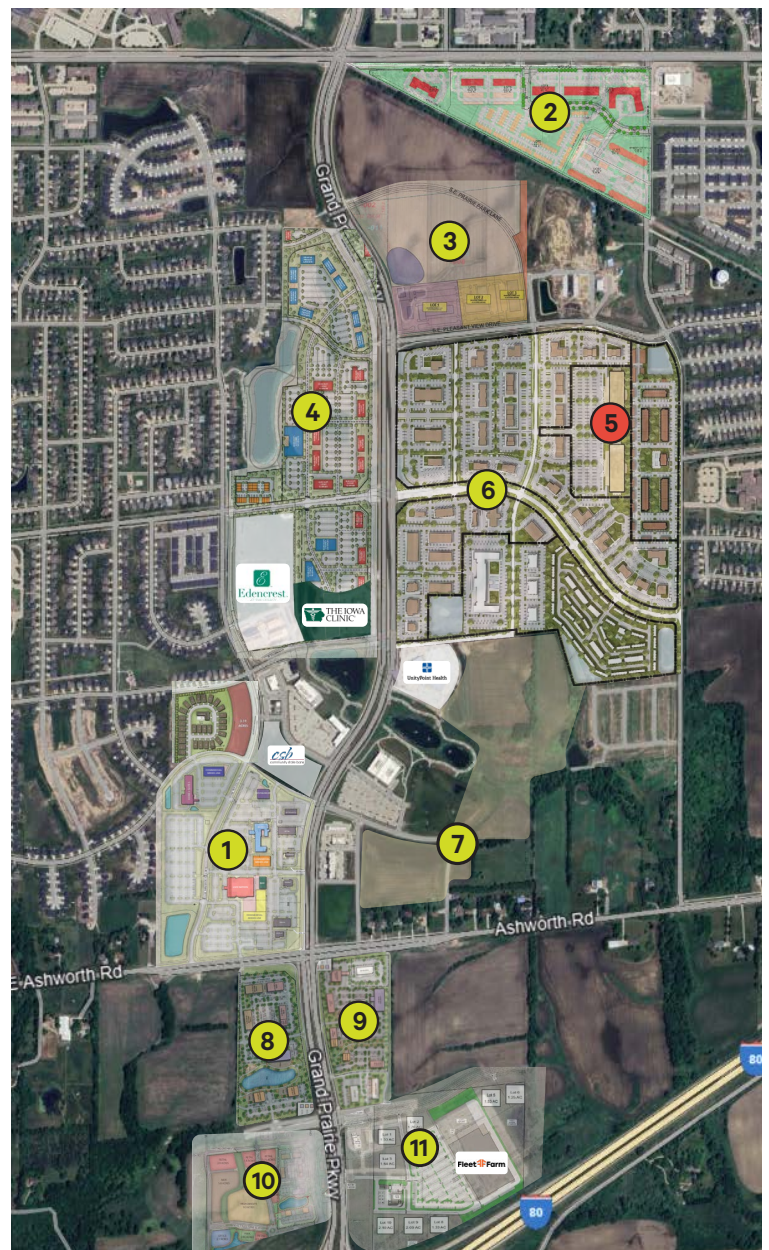
Household Income

\$146,883

2025 data within 5 miles of property

Area Development

- Keetown Loop District** - Live Nation anchored development includes hotels, retail, & restaurants
- Cove at Kettlestone** - Multi-tenant retail center
- Kettlestone Peak** - Retail & commercial development land
- Grand Prairie Crossing** - Mixed-use development including office, medical office & clinics & support retail anchored by The Iowa Clinic & Edencrest
- 2045 SE Glacier Trail** - Youth Sports Complex
- Kettlestone Central** - Mixed-use development featuring multifamily & youth sports complex
- Kettlestone NE**
- KeeWest** - Retail, commercial development land anchored by convenience store
- KeeEast** - Retail, commercial development land anchored by Kindercare facility
- Kettlestone Lakes** - Retail, office, multifamily,
- Kettlestone Crossing** - Retail, medical, office development, home to Fleet Farm



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