

FOR  
SALE



KNAPP  
PROPERTIES

SE Ashworth Rd



# The KEES

**Waukee, Iowa 50263**

*Southwest & Southeast corner of  
Grand Prairie Pkwy & Ashworth Rd*

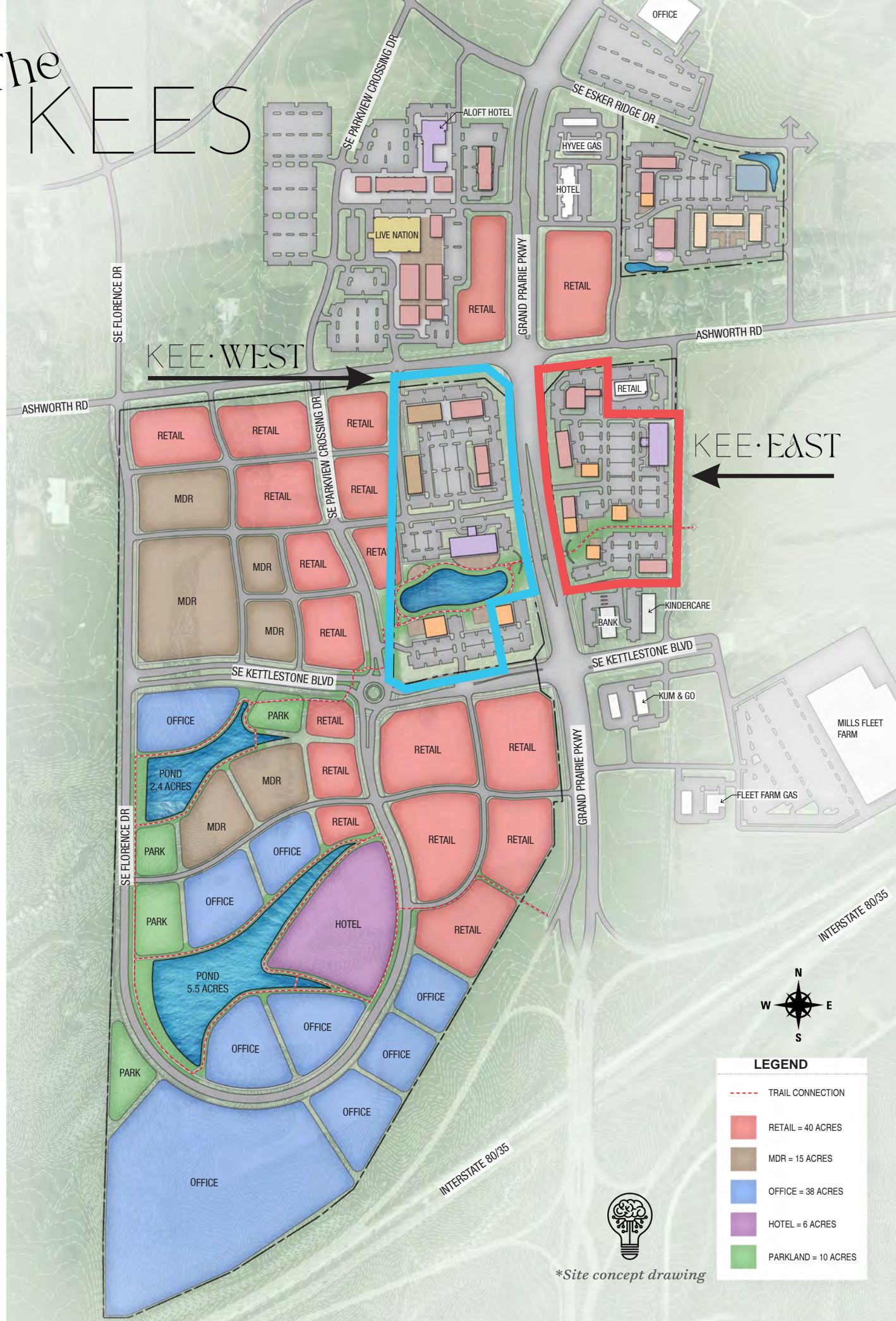
**Retail, Commercial  
& Residential  
Development Land  
29.86 Acres**

**ANGIE TESSAU, CCIM, SIOR**  
515.707.6889  
angiet@knapplc.com  
Licensed in IA

**KOREY BIRKENHOLTZ**  
515.480.6596  
korey@knapplc.com  
Licensed in IA



# The KEEES



**LEGEND**

- TRAIL CONNECTION
- RETAIL = 40 ACRES
- MDR = 15 ACRES
- OFFICE = 38 ACRES
- HOTEL = 6 ACRES
- PARKLAND = 10 ACRES

# The KEEES

LAND DEVELOPMENT	RETAIL SPACE	RESTAURANT SPACE	C-STORE	OFFICE SPACE	MEDICAL SPACE
DENTAL SPACE	EXCELLENT LOCATION	ATTRACTIONS	ENTERTAINMENT NEARBY	MOVIE THEATER NEARBY	INTERSTATE ACCESS
SCHOOL NEARBY	SPORTSPLEX NEARBY	BIKE TRAIL NEARBY	GROCERY STORE NEARBY	HOTEL NEARBY	COFFEE SHOP NEARBY

The Kees are located in Waukee's Kettlestone Development. Kettlestone is a retail, office and entertainment destination with diverse housing options, public trails and fishing ponds. Waukee is one of the fastest-growing cities in Iowa, #11 best places to live in the U.S. and is the fourth fastest-growing counties in the country. The City is dedicated to the development of the community by focusing on business opportunities, quality schools, maintaining the integrity of the beautiful Iowa landscape, and connecting people.

The Kees are located South of Waukee's new 40-acre entertainment district, KeeTown Loop. KeeTown Loop will feature Live Nation, a 3,500-seat concert venue, hotels, shopping, nightlife and restaurant options. Waukee's premier sports and recreation complex, Triumph Park is located Northwest of Kettlestone Peak. The park features 12 softball/ baseball fields, an 11-acre pond, the EPIC Inclusive Playground, the Greater Iowa Credit Union Miracle League® Field and an ADA-compliant fishing pier. KeeTown Loop and Triumph Park will draw in 350,000+ people annually to the Kettlestone area.

Kettlestone is a new kind of town center. The districts will be connected by an underpass constructed under Grand Prairie Parkway to promote a walkable environment to appreciate the unique green infrastructure. The goal of the development is to create an attractive place for young professionals to raise a family, provide a quality employment center, set a new National Standard for a high quality sustainable development and to build the community. Kettlestone is the future of Waukee with the respect to where Waukee has been and where it is going!



# The KEES

KEE·WEST

KEE·EAST

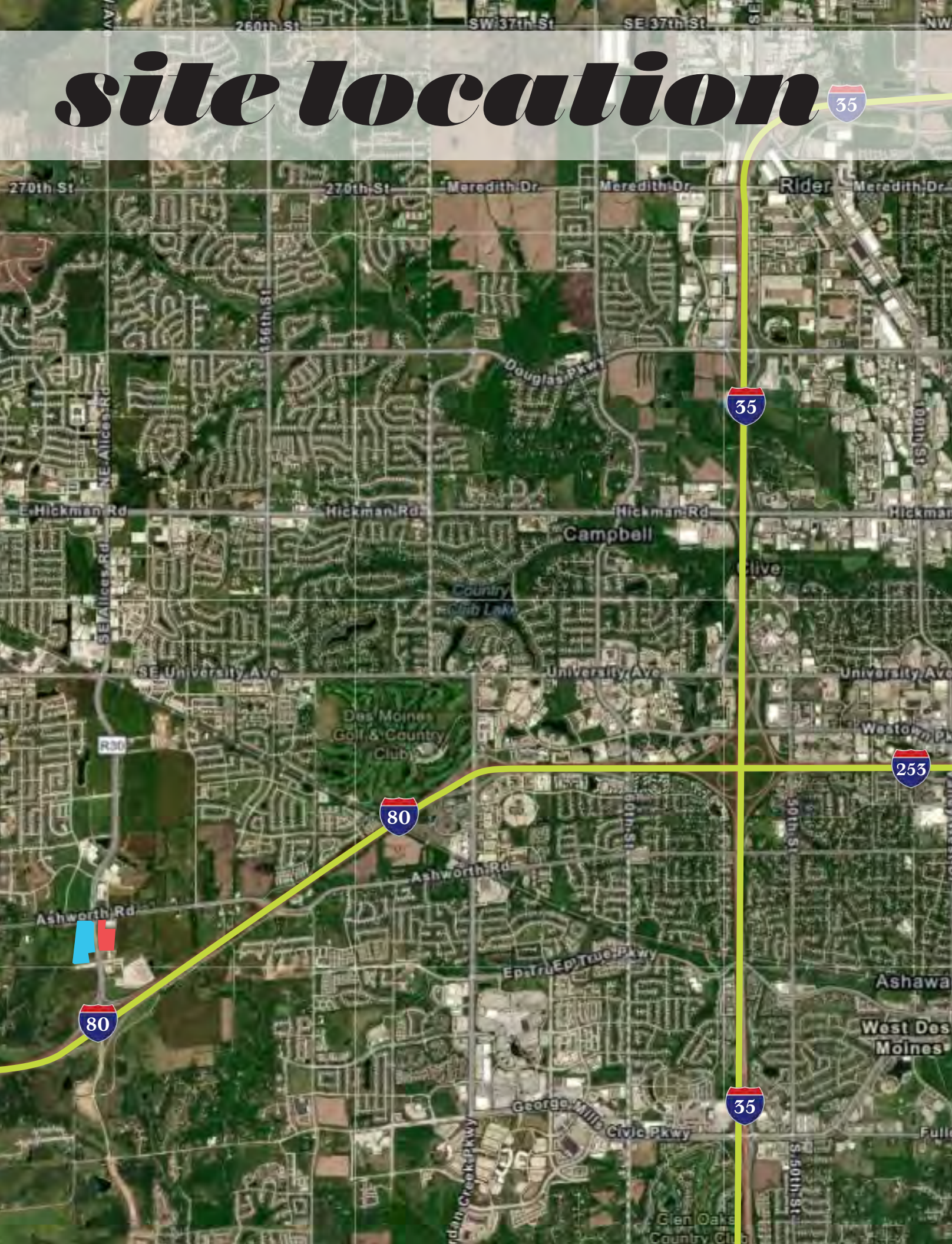
*Ashworth Road*

*Grand Prairie Parkway*





# site location



# KEE · WEST + EAST





# KEE · WEST



# KEE · EAST





# *MetLife* **MetLife** *MetLife*

## waukee

Fleet  Farm

  
KinderCare  
LEARNING CENTERS



 IOWA  
DOT 



KEE·EAST

KEE·WEST

Ashworth Road

Grand Prairie Parkway



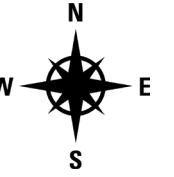
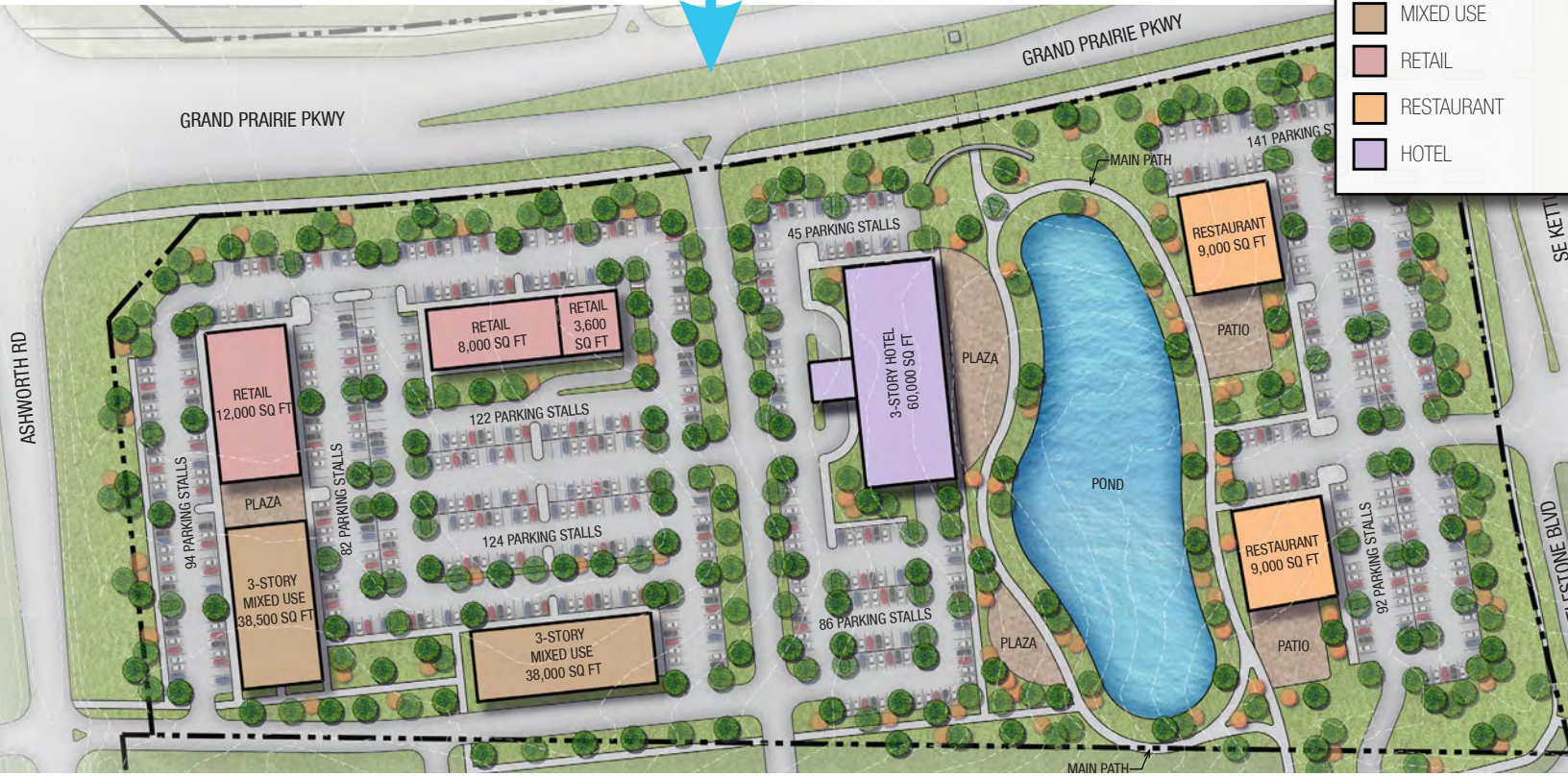
# KEE · WEST



**LEGEND**

Building Type

- MIXED USE
- RETAIL
- RESTAURANT
- HOTEL



**DEVELOPMENT LAND**  
**RETAIL & COMMERCIAL**  
*Plat 1*  
Up to 16.98 Acres:  
\$14-\$25 PSF

**Sold**



KEE·WEST



*Ashworth Road*

*Grand Prairie Parkway*

KEE·EAST



# KEE·EAST



**LEGEND**

Building Type

- MIXED USE
- RETAIL
- RESTAURANT
- HOTEL

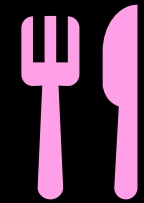


**OUTLOT 'Z'**  
494,636 S.F.  
11.36 AC.

**DEVELOPMENT LAND**  
**RETAIL & COMMERCIAL**  
**Plat 2**  
Up to 11.36 Acres:  
\$14-\$25 PSF



# Nearby Attractions



200

Restaurants



15

Bars and Pubs



19

Coffee Shops



14

Grocers



30

C-Stores



51

Retail Shopping



37

Hotels



20

Attractions/ Entertainment

## Average Annual Spend per Household on Eating Out



\$543

Breakfast



\$1,726

Lunch



\$2,646

Dinner

## NEARBY ATTRACTIONS

- Triumph Park
- New Waukee Northwest High School
- Apple Data Plant
- Kettlestone Development
- KeeTown Loop Entertainment District

## ATTRACTIONS CONT.

- Live Nation
- Palms Theatres & IMAX
- Sugar Creek Golf Course
- Racoon River Valley Trail
- Fox Creek Splash Pad
- Direct connection to I-80Iowa's largest Target
- Waukee Towne Center

## OTHER NOTABLE LOCATION HIGHLIGHTS

### "WAUKEE: THE FASTEST-GROWING CITY IN IOWA"

(2020 U.S. CENSUS)

## Demographics

5 mile radius  
1152 SE Ashworth Rd, Waukee, Iowa, 50263

### INCOME

\$104,009  
Median Household Income

\$268,651  
Median Net Worth

\$329,111  
Median Home Value

\$83,058  
Median Disposable Income

### BUSINESS

3,143  
Total Businesses

58,075  
Total Employees

### TRAFFIC

15,200  
Grand Prairie Parkway

6,100  
Ashworth Road

### EDUCATION



63%

Bachelor's/Grad/Prof Degree

### KEY FACTS

1,295.0  
Population

104,598  
Total Daytime Population

35.8  
Median Age

40,634  
Households

### EMPLOYMENT



1.5%

Unemployment Rate



This infographic contains data provided by American Community Survey (ACS), Esri, Esri and GfK MRI, Esri and Data Axle. The vintage of the data is 2014-2020, 2022, 2027.  
© 2023 Esri





# The KEES

Waukee, Iowa 50263



**ANGIE TESSAU, CCIM, SIOR**  
515.707.6889  
AngieT@KnappLC.com



**KOREY BIRKENHOLTZ**  
515.480.6596  
Korey@KnappLC.com

All interested parties acknowledge that neither Seller nor any of Seller's officers or directors, nor Seller's employees, agents, representatives, or any other person or entity acting on behalf of Seller (hereafter, such persons and entities are individually and collectively referred to as the "Seller"), have made any representations, warranties or agreements (express or implied) by or on behalf of Seller as to any matters concerning the Property, the economic results to be obtained or predicted, or the present use thereof or the suitability for the possible intended use of the Property. Any documents furnished by Seller relating to the Property shall be deemed furnished as a courtesy to any interested party but without warranty or representation from Seller. All work done in connection with preparing the Property for the uses intended by any interested party shall be obtained and paid for by, and shall be the sole responsibility of the interested party. All investigations of proposed governmental laws and regulations, including land use laws and regulations to which the Property may be subject, shall be based on the review and determination of the applicability and effect of such laws and regulations by the interested party. Seller makes no representations concerning such laws and regulations.