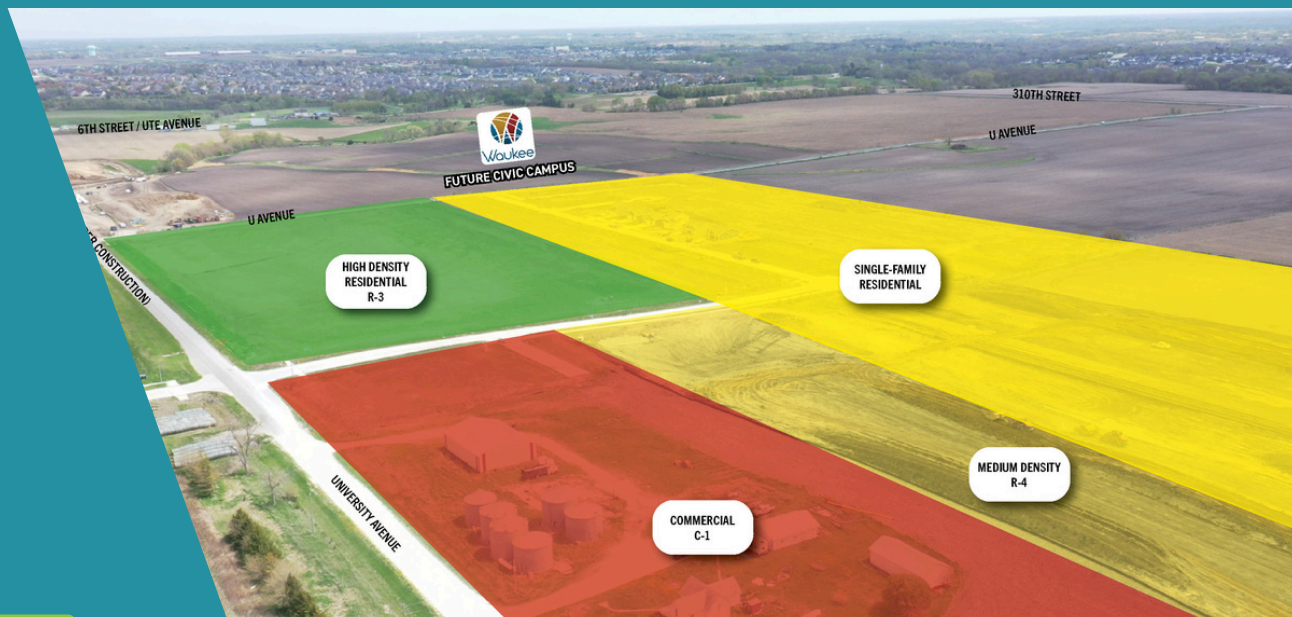


# PARCELS FOR SALE

# REMINGTON POINTE

MULTI-FAMILY / COMMERCIAL



WAUKEE, IOWA  
SW CORNER OF UNIVERSITY AVENUE & U AVE  
WEST OF SUGAR CREEK GOLF COURSE



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Licensed broker in the state of Iowa

# REMINGTON POINTE

SW CORNER OF UNIVERSITY AVENUE & U AVE  
WEST OF SUGAR CREEK GOLF COURSE

## PROJECT DESCRIPTION

### PROJECT DESCRIPTION

Located along University Avenue in Waukee, Remington Pointe is part of the western growth in the city. The neighborhood includes single-family homesites, multi-family parcels, and commercial parcels.

Known for its strong school system and quality of life, the City of Waukee has been proactive in planning for future growth while preserving the community's quality of life. The City of Waukee has proposed a city civic campus adjacent to Remington Pointe to accommodate the growing building and community needs. Call today for a tour of Remington Pointe.

Remington Pointe is a short drive to:

- Schools
- Sugar Creek Golf Course
- Restaurants
- Convenience stores
- Trail Systems and Parks
- Convenient access to I-80 at Exit #117

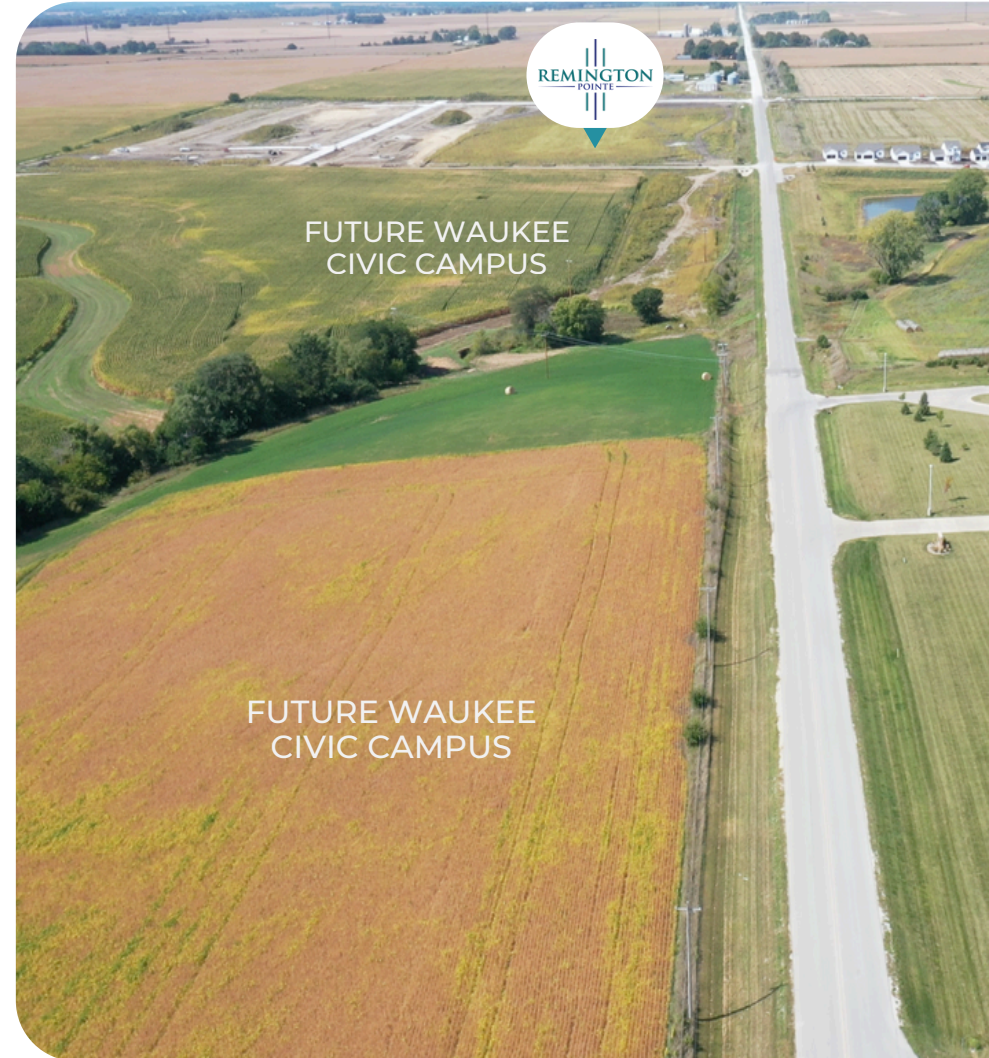
#### Availability:

- Commercial: 1 to 7.6 +/- acres
- High-Density: 14.92 +/- acres
- Townhome: 42 developed lots

#### Zoning:

- C-1 / R-3 / R-4

Pricing: Contact for information



### DETOUR DIRECTIONS:

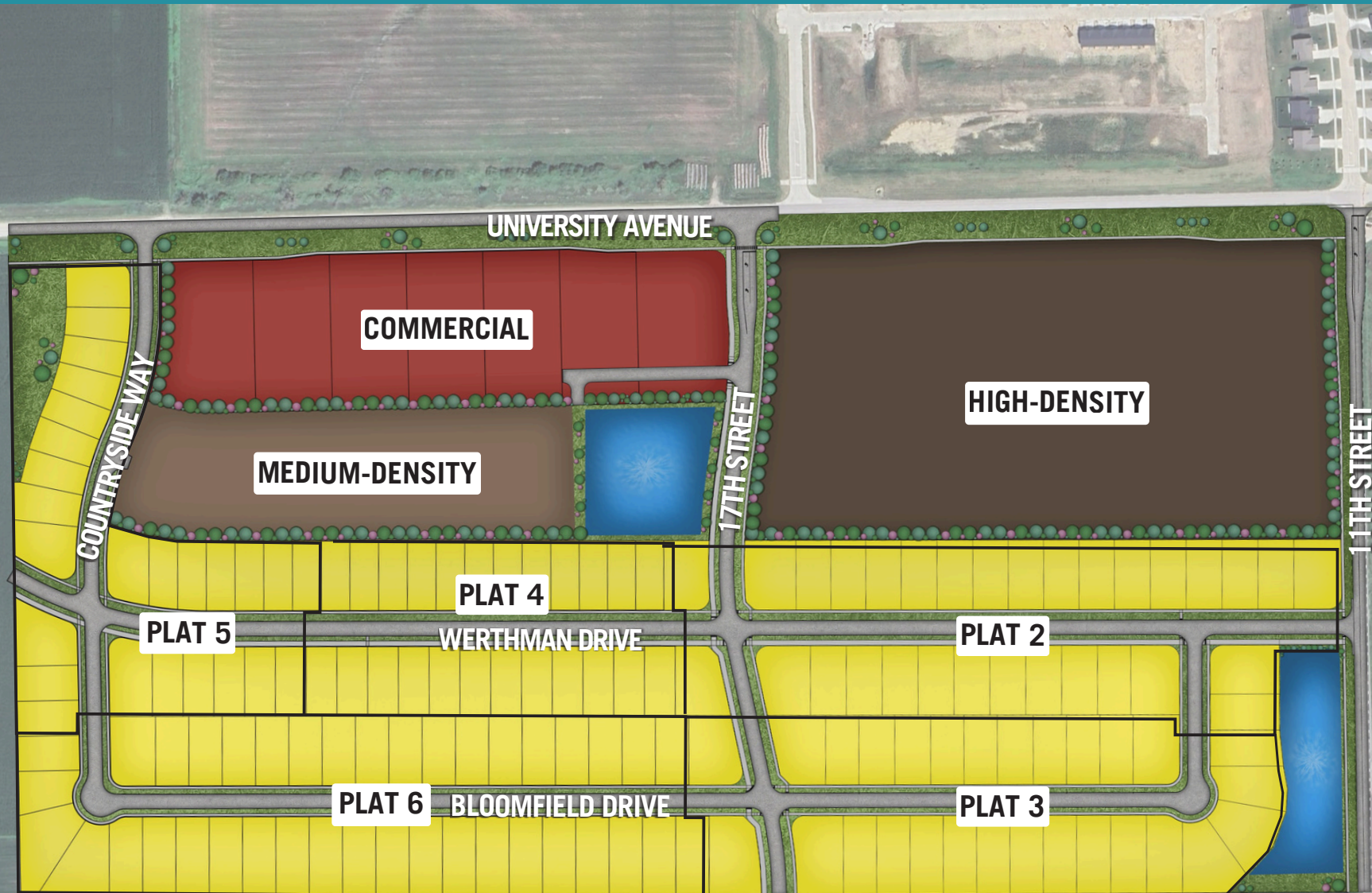
Start at W. Hickman Road in Waukee. Turn south onto S. 6th Street. Go 1.7 miles, then turn right onto 310th Street. Drive 0.6 miles, then turn right onto U Ave. Go another 0.6 miles - Remington Pointe will be on the west side of U Ave.



# REMINGTON POINTE

SW CORNER OF UNIVERSITY AVENUE & U AVE  
WEST OF SUGAR CREEK GOLF COURSE

## PRELIMINARY CONCEPT PLAN



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# REMINGTON POINTE

SW CORNER OF UNIVERSITY AVENUE & U AVE  
WEST OF SUGAR CREEK GOLF COURSE

## AREA MAP

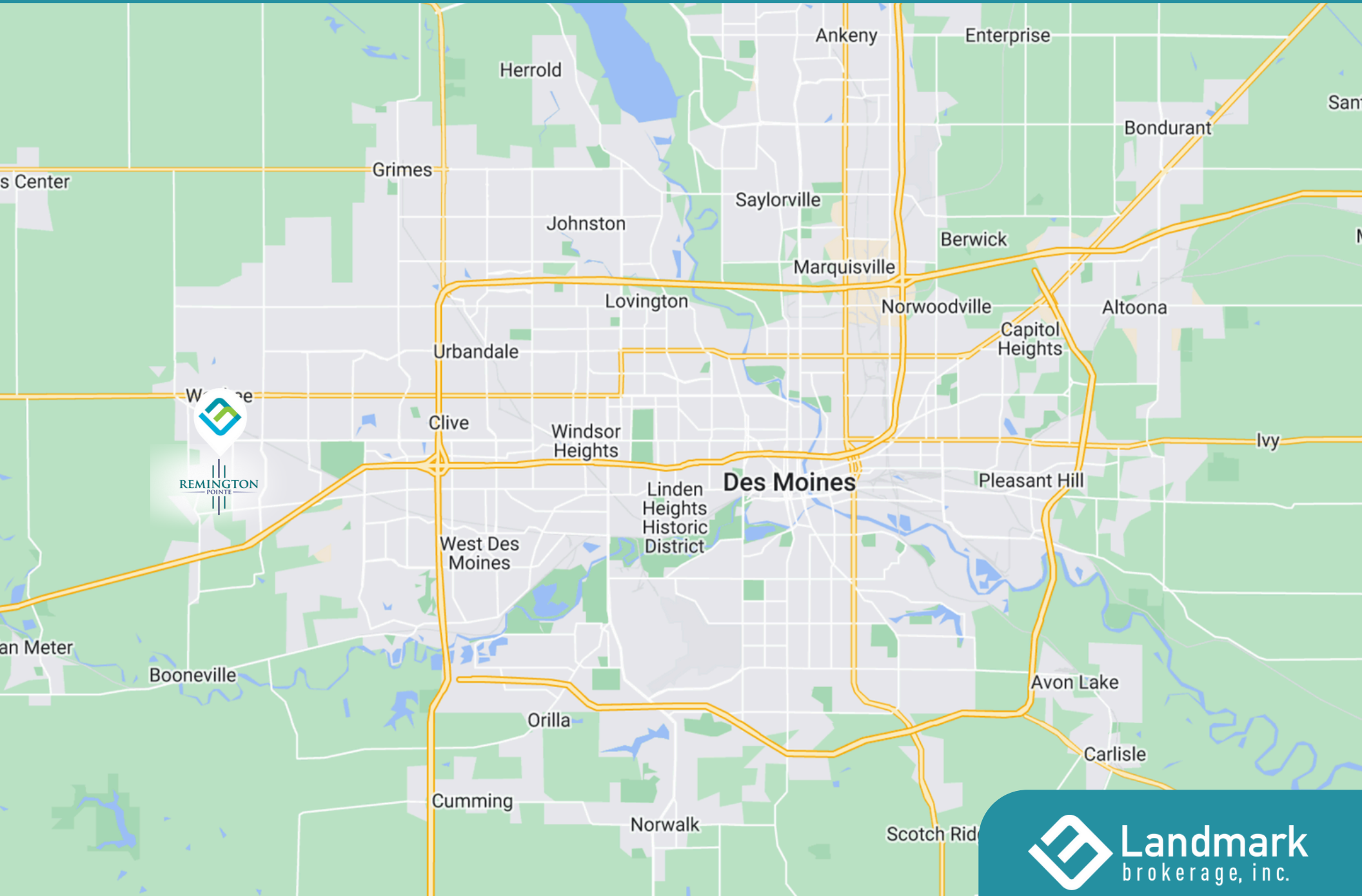




# REMINGTON POINTE

SW CORNER OF UNIVERSITY AVENUE & U AVE  
WEST OF SUGAR CREEK GOLF COURSE

METRO MAP



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# REMINGTON POINTE

SW CORNER OF UNIVERSITY AVENUE & U AVE  
WEST OF SUGAR CREEK GOLF COURSE

## RESOURCE PAGE

### DEMOGRAPHICS - 5 MILE RADIUS



**71,369**  
POPULATION



**35.2**  
MEDIAN AGE



**\$132,524**  
MEDIAN HOUSEHOLD INCOME



**\$512,088**  
MEDIAN NET WORTH



**\$450,829**  
AVERAGE HOME VALUE



**67.2%**  
OWNER OCCUPIED HOUSING



**17,771**  
TOTAL EMPLOYEES



**1,421**  
TOTAL BUSINESSES

SOURCE: 2024 ESRI ESTIMATES.

### WHAT PEOPLE ARE SAYING ABOUT WAUKEE:

- **Top 10 Fastest Growing U.S. Suburbs - Realtor, 2024**
- **#1 Best Suburbs to Buy a House in Iowa - Niche, 2024**
- **32% Growth in Last 4 years - Chambers, 2024**

### DES MOINES METRO:

- **#1 Best Place to Live in the Midwest for High Salaries and Low Cost of Living - The Absent, 2025**
- **Des Moines - West Des Moines area ranked the #2 Place for Young Professionals to Live - Forbes, 2024**
- **#3 Most Livable City in the U.S. - Visual Capitalist, 2025**
- **#5 Cost of Living for States in the U.S. - U.S. News & World Report, 2025**
- **Des Moines metro area is the fastest-growing major metropolitan area in the Midwest - Business Record, 2024**
- **#3 Most Livable metros for Renters - rent cafe, 2024**

### TRAFFIC:

- **Remington Pointe is only 3.3 miles from Interstates 35 and 80. The interstate connects West Des Moines-Waukee to customers and suppliers throughout the United States. Perfectly positioned in the Midwest, West Des Moines-Waukee has a direct connection to I-80 and is within a day's drive of many major metropolitan areas. It is also a quick drive to downtown Des Moines, the capitol city of Iowa.**



# REMININGTON POINTE

SW CORNER OF UNIVERSITY AVENUE & U AVE  
WEST OF SUGAR CREEK GOLF COURSE

## WAUKEE CIVIC CAMPUS

### 4. JANUARY 22, 2025 - FINAL CONCEPT

The final concept, developed in January 2025, integrates the best features of Concept A, Concept B, and Concept C, bringing together the distinct approaches in a cohesive design. The goal was to create a sustainable, well-connected, and community-focused development.

#### FINAL DESIGN FEATURES:

The final layout reflects a balanced mix of residential, commercial, and civic spaces, ensuring functional integration of all zones.

Pedestrian pathways and green spaces were integrated throughout the site to ensure accessibility and enhance the overall living experience.

The design incorporated sustainable practices and prioritizes public spaces, public transport, and community hubs.

#### DEVELOPMENT FOCUS:

The final concept was developed by integrating the strongest elements of all previous concepts, creating a cohesive master plan that addresses sustainability, connectivity, and community needs.

The design reflects a careful balance of land use, circulation systems, and public spaces, ensuring that the site functions as a vibrant, connected, and sustainable community.

