

PARCELS FOR SALE

KETTLESTONELAKES.COM

KETTLESTONE LAKES

OFFICE / RETAIL / MIXED-USE / MULTI-FAMILY

WAUKEE, IOWA
NW CORNER OF GRAND PRAIRIE PARKWAY & I-80

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DISCOVER KETTLESTONE LAKES - A PRIME BUSINESS DESTINATION

Strategically located off Interstate 80, Exit 118, just 15 miles from downtown Des Moines, Kettlestone Lakes sits in the heart of Waukee's rapidly growing Kettlestone Development. Anchored by three scenic lakes, this vibrant area offers an attractive setting for Businesses/Restaurants/Retail/Office/Misc.

With Grand Prairie Parkway providing a direct gateway from I-80, Waukee is more accessible than ever. This vibrant and fast-growing community boasts a skilled workforce, top-rated schools, and a high quality of life—making it an ideal place to live, work, and grow.

Nearby businesses include Vibrant Music Hall, Iowa Clinic Specialty Center, UnityPoint Health, Fleet Farm, Starbucks, and more, along with corporate headquarters for Holmes Murphy and VizyPay. As Waukee expands, Kettlestone Lakes will continue attracting new businesses to serve its growing population.

- Project Number of **Acres: 130 +/-**
- Zoning: Area is Kettlestone Regional District and Kettlestone Multi-family Stacked High District
- Traffic Counts:
 - I-80 @ Grand Prairie Parkway: 42,500 vehicles per day*
 - Grand Prairie Parkway 2025: 21,643 vehicles per day*

*Source: 2024 esri and Gridsmart estimates

TYPES OF USERS:



KETTLESTONELAKES.COM







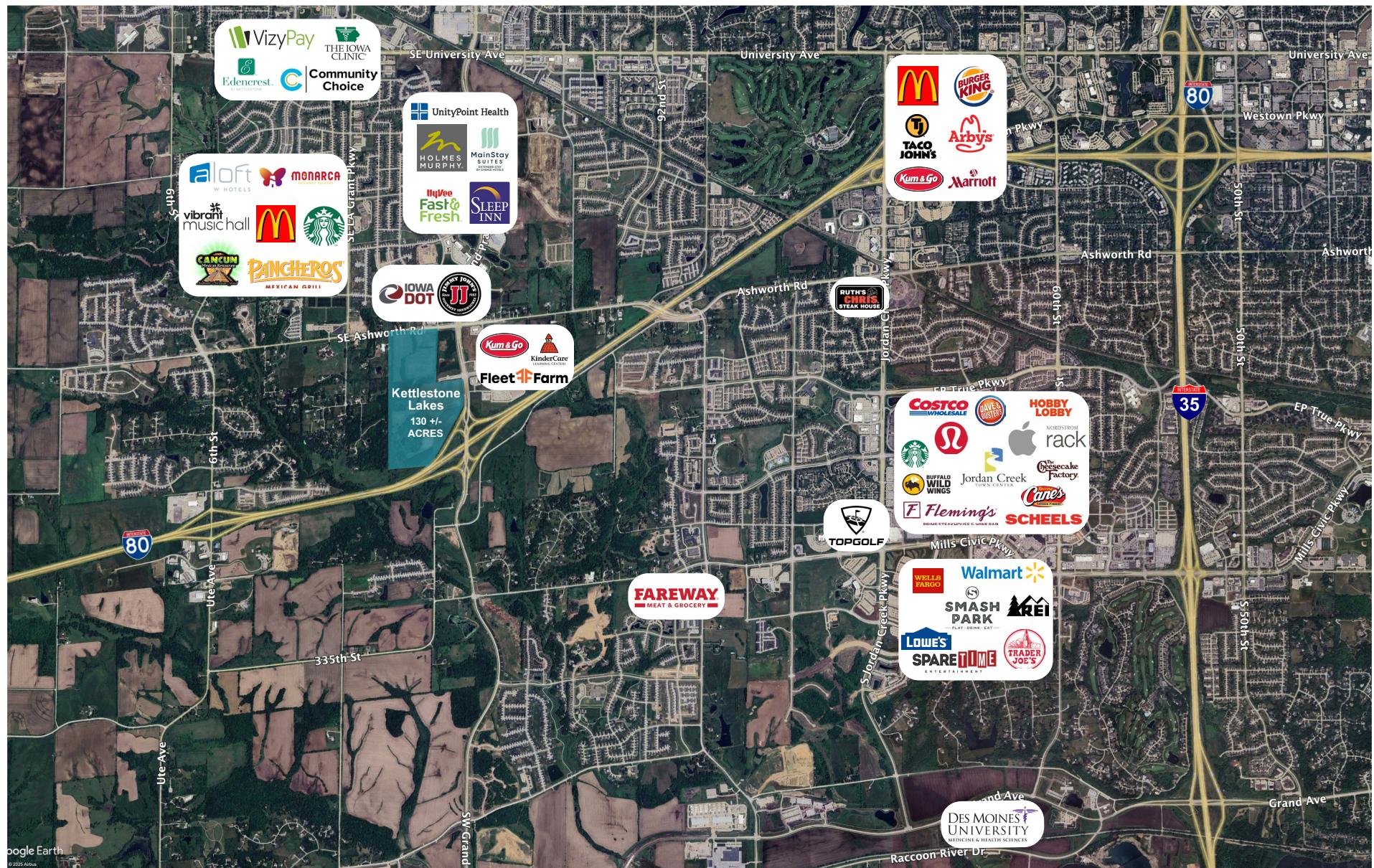
KETTLESTONE LAKES - PLAT 1				
Lot #	Address	Acres	SF	Price PSF
1	SE Parkview Crossing Drive	1.94	84,511	\$20 psf
2	SE Parkview Crossing Drive	1.54	67,017	\$17 psf
3	SE Parkview Crossing Drive	1.15	50,214	\$17 psf
4	SE Parkview Crossing Drive	1.55	67,410	\$17 psf
5	SE Parkview Crossing Drive	1.15	49,918	\$17 psf
6	SE Parkview Crossing Drive	1.42	61,985	\$20 psf

PRICING IS SUBJECT TO CHANGE.

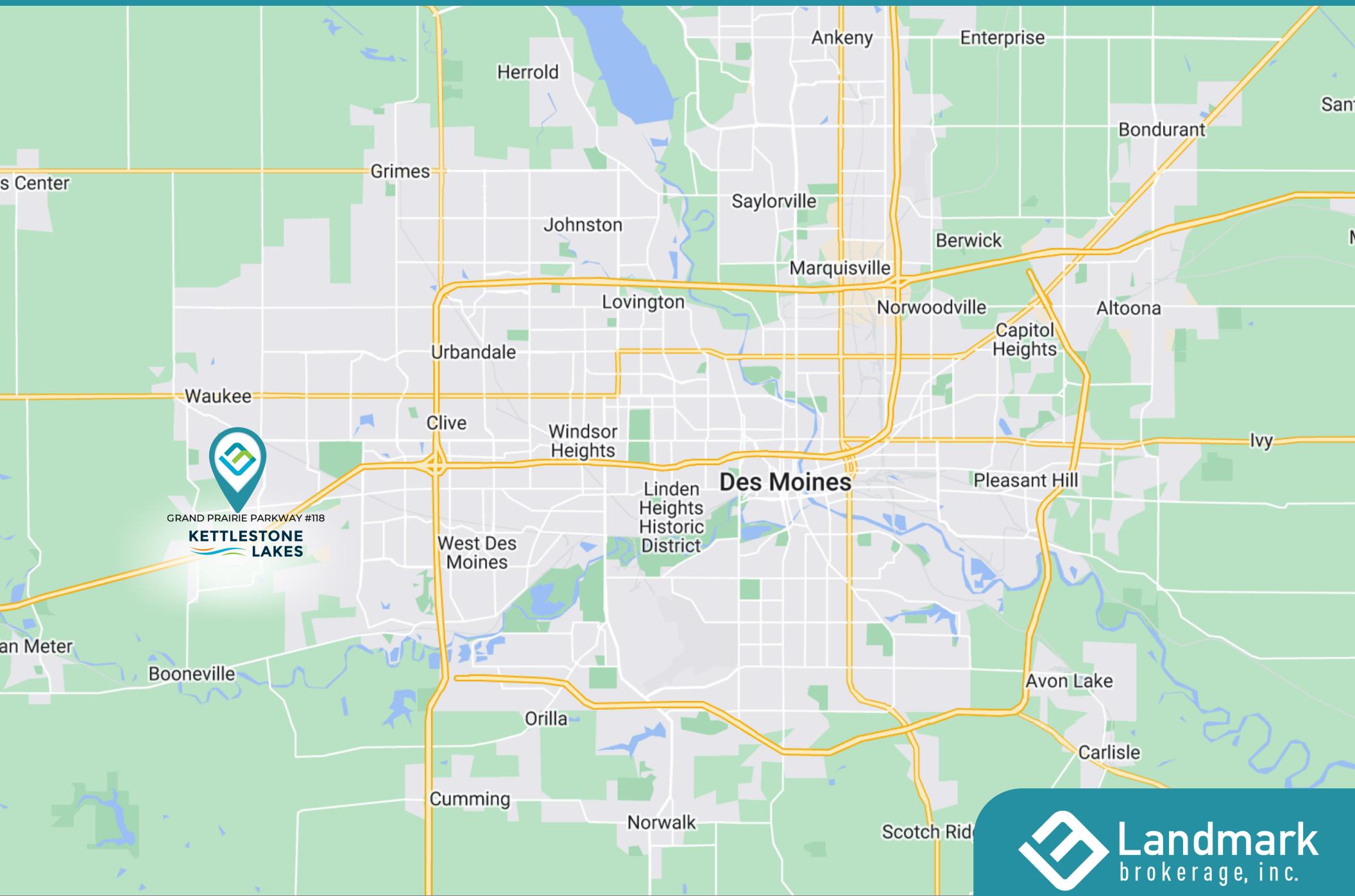
KETTLESTONE LAKES

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AREA MAP



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DEMOGRAPHICS - 5 MILE RADIUS

GRAND PRAIRIE PARKWAY & ASHWORTH ROAD



106,554
POPULATION



35.6
MEDIAN AGE



\$119,220
MEDIAN HOUSEHOLD INCOME



\$424,945
MEDIAN NET WORTH



\$437,080
AVERAGE HOME VALUE



61.9%
OWNER OCCUPIED HOUSING



55,280
TOTAL EMPLOYEES



3,432
TOTAL BUSINESSES

SOURCE: 2024 ESRI
ESTIMATES

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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:

Interstates 35 and 80 connect Waukee to customers and suppliers throughout the United States. Perfectly positioned in the Midwest, 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 15-mile drive away from downtown Des Moines, the capitol city of Iowa.



42,500 VEHICLES
PER DAY*
INTERSTATE 80



AROUND 21,643
VEHICLES PER DAY*
GRAND PRAIRIE PARKWAY

*SOURCE: IOWA DOT - TRAFFIC COUNTS LAST COUNTED IN 2023 AND GRIDSMART 2025

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