

NWC NW Douglas & NW 10th Street

Waukee, Iowa 50263
www.cbre.com/desmoines

Commercial Development Land

Located at the newly improved & signalized intersection of NW Douglas Avenue & NW 10th Street, this subject property experiences traffic to and from Triumph Park, Waukee School District's Natatorium, Waukee NW High School & Trailridge Middle School, all developed within the last 3 years.

Available Acreage

+ 7.77 Acres

List Prices

- + \$12/SF on corner
- + \$10/SF on west portion
- + \$8/SF on remaining acres

Property Features

- + Great opportunity in a rapidly growing commercial corridor
- + Excellent access off NW Douglas Pkwy & NW 10th Street



Pricing Guidance



2023 Demographics



58,437
Residents



\$108,447
Median Household Income



17
Parks



23
Miles of Trails



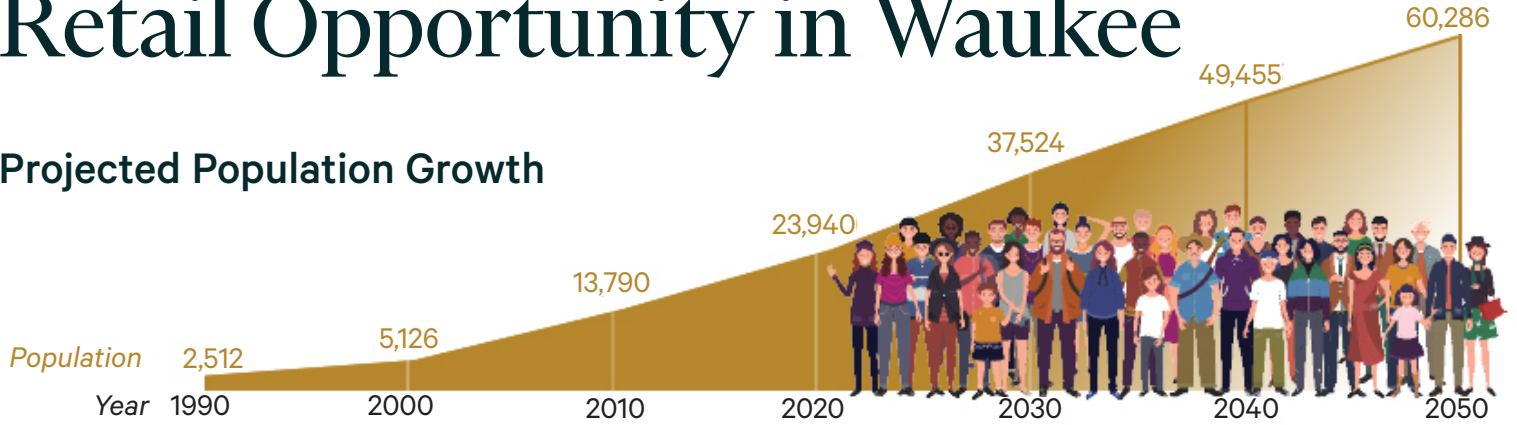
#1
Fastest Growing
Large City In Iowa



#1
First Fully Fiber Community
in The Des Moines Metro

Retail Opportunity in Waukee

Projected Population Growth



9,289
Households



Household Size
2.52 Persons



9,289
Households



Household Size
2.52 Persons



6,367
Employees
Each Day



High School: 98.3%
Associates: 66.6%
Bachelors: 55.5%

Within 1 Mile

1,325 Students at Northwest High School

2,081 Student population at Waukee Middle School



The **66-acre** Triumph Park includes many park amenities, including the Greater Iowa Credit Union Miracle League® Field, **12 softball/baseball fields** for local and large traveling tournament use, **15,000-square-foot** EPIC Inclusive Playground, and **11-acre pond** with accessible fishing pier.

Natorium Scheduled to Open in 2024

The **61,000-square-foot, \$33 million building** will hold two pools — one 50-meters by 25-yards and the other a four-lane, 25-yard pool. The larger pool will be suited for competitions and diving while the smaller pool will primarily be used for extracurricular use, such as swim lessons and other programming



Contact Us

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