



**Landmark**  
brokerage, inc.

# 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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Licensed broker in the state of Iowa

### 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](http://KETTLESTONELAKES.COM)





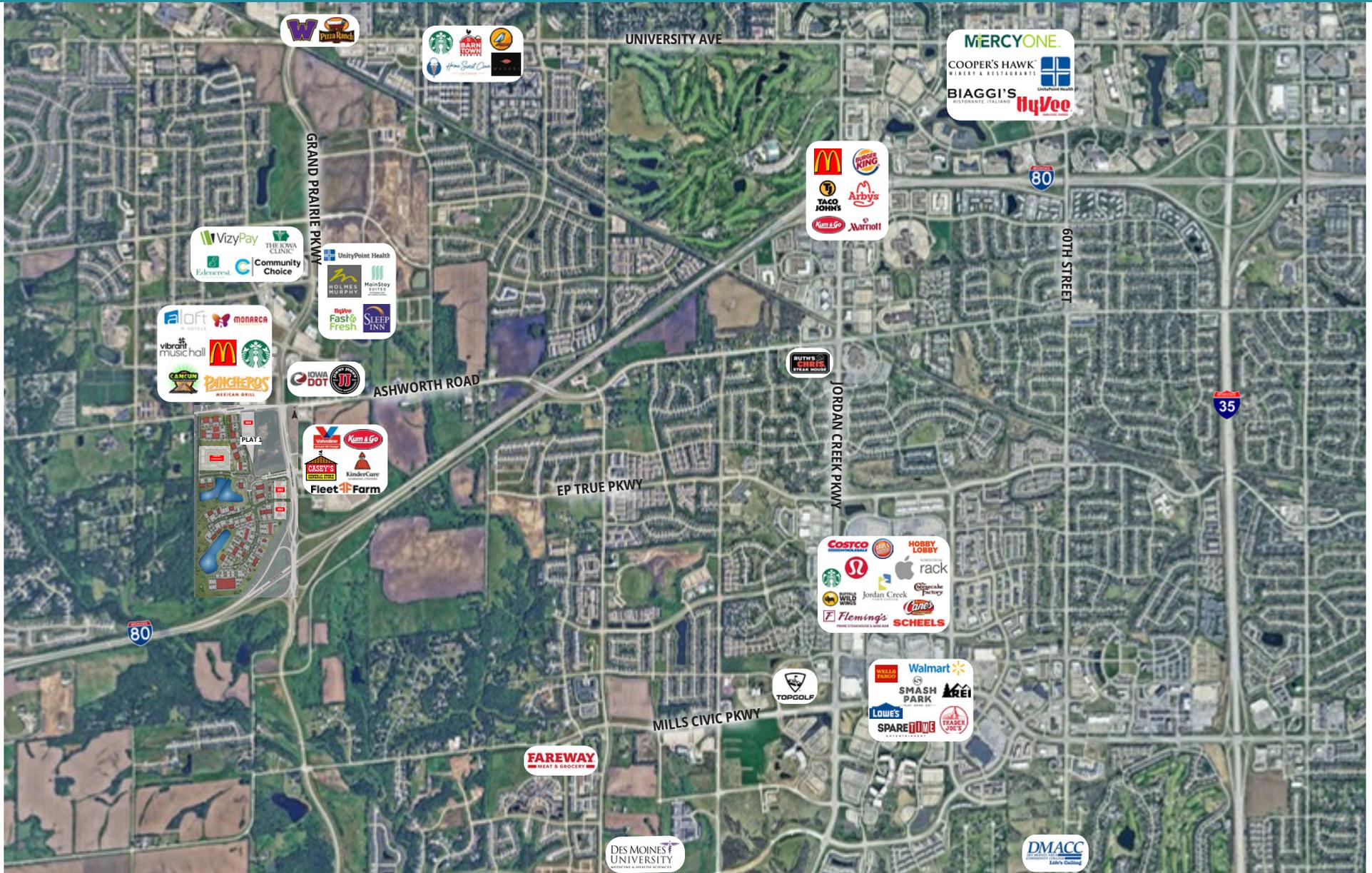
KETTLESTONE LAKES - PLAT 1				
Lot #	Address	Acres	SF	Price PSF
1	SE Parkview Crossing Drive	1.94	84,511	\$20 psf
2	SE Parkview Crossing Drive	1.54	67,017	\$17 psf
3	SE Parkview Crossing Drive	1.15	50,214	\$17 psf
4	SE Parkview Crossing Drive	1.55	67,410	\$17 psf
5	SE Parkview Crossing Drive	1.15	49,918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

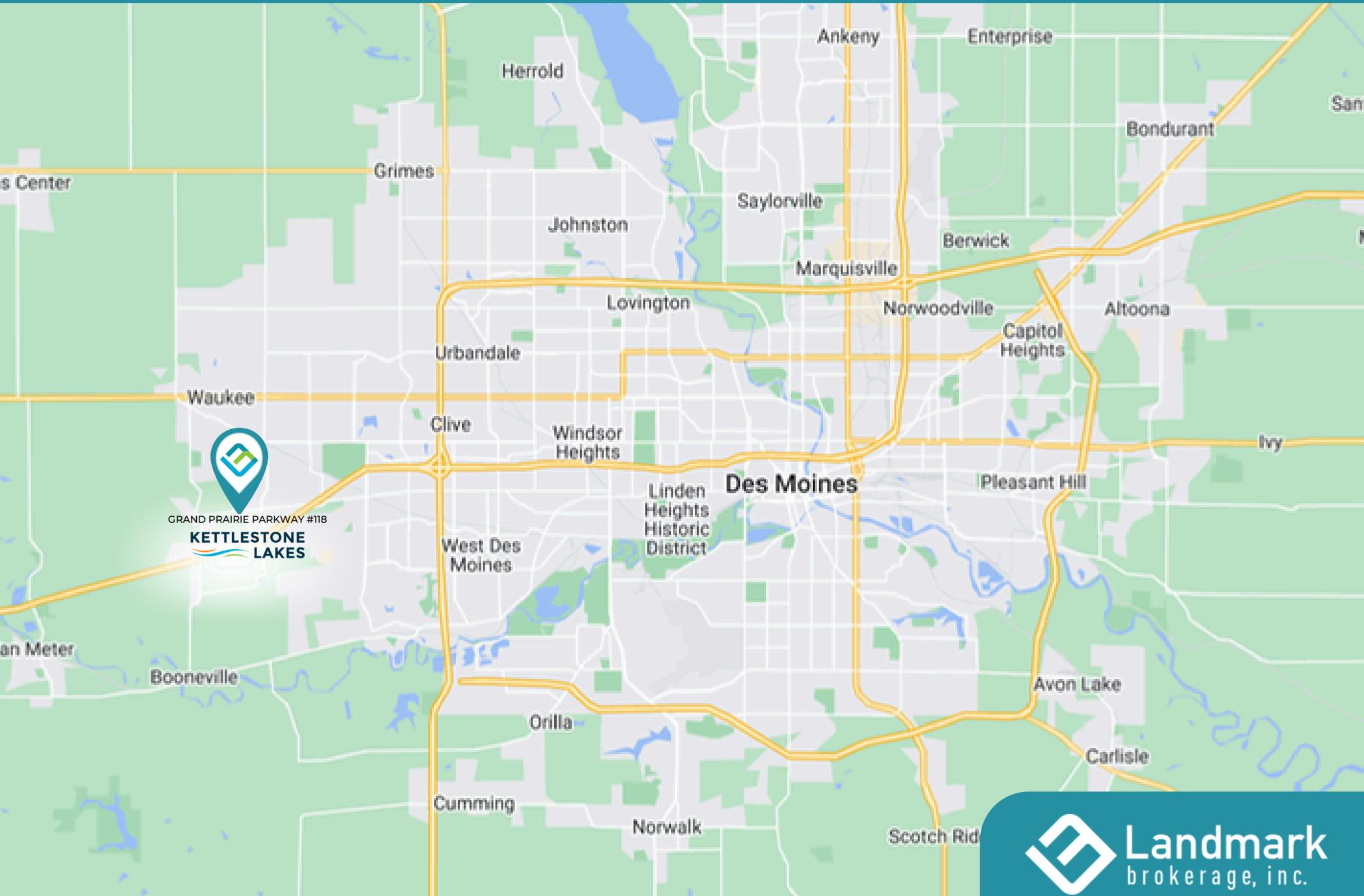
PRICING IS SUBJECT TO CHANGE.

# KETTLESTONE LAKES

NW CORNER OF GRAND PRAIRIE PARKWAY & I-80

AREA MAP





## DEMOGRAPHICS - 5 MILE RADIUS

GRAND PRAIRIE PARKWAY & ASHWORTH ROAD



**109,490**  
POPULATION



**36.1**  
MEDIAN AGE



**\$110,135**  
MEDIAN HOUSEHOLD INCOME



**\$343,890**  
MEDIAN NET WORTH



**\$455,344**  
AVERAGE HOME VALUE



**66.4%**  
OWNER OCCUPIED HOUSING



**55,126**  
TOTAL EMPLOYEES



**3,454**  
TOTAL BUSINESSES

SOURCE: 2025 ESRI ESTIMATES

## WHAT PEOPLE ARE SAYING ABOUT WAUKEE:

- **#1 Best Suburbs to Buy a House in Iowa - Niche, 2025**
- **Top 10 Fastest Growing U.S. Suburbs - Realtor, 2024**
- **32% Growth in Last 4 years - Chambers, 2024**

## DES MOINES METRO:

- **#4 Most Livable Metro - RentCafe, 2026**
- **#1 Best Place to Live in the Midwest for High Salaries and Low Cost of Living - The Absent, 2025**
- **#3 Most Livable City in the U.S. - Visual Capitalist, 2025**
- **#1 Best Place to Live in Iowa for Young Adults - SoFi, 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, 2025**
- **#3 Most Affordable City to Live in the U.S. - Extra Space Storage, 2025**
- **Des Moines - West Des Moines area ranked the #2 Place for Young Professionals to Live - Forbes, 2024**
- **#7 Safest Place to Live in the U.S. - U.S. News & World Report, 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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