



COMMERCIAL GROUND

Exit 117, North of Interstate 80, located on the west side of Ute Avenue, between Prairie Bluff Drive and Indian Ridge Drive

SITE HIGHLIGHTS

- » Short drive to I80 ramp
- » 13.16 acre commercial development site (as small as 1-acre available)
- » 630 lineal feet of frontage along Ute Avenue
- » Great location for retail, restaurants, convenience store, medical, office, child care centers, health club, and banking
- » Zoned C1A Neighborhood Commercial District
- » Immediate access to Interstate 80
- » Located in the fast-growing community of Waukee
- » Utilities are at the site

PRICE

- » Negotiable









Information contained here deemed reliable but not guaranteed by Landmark Brokerage, Inc.

FOR SALE

UTE AVENUE & I80 / WAUKEE, IA

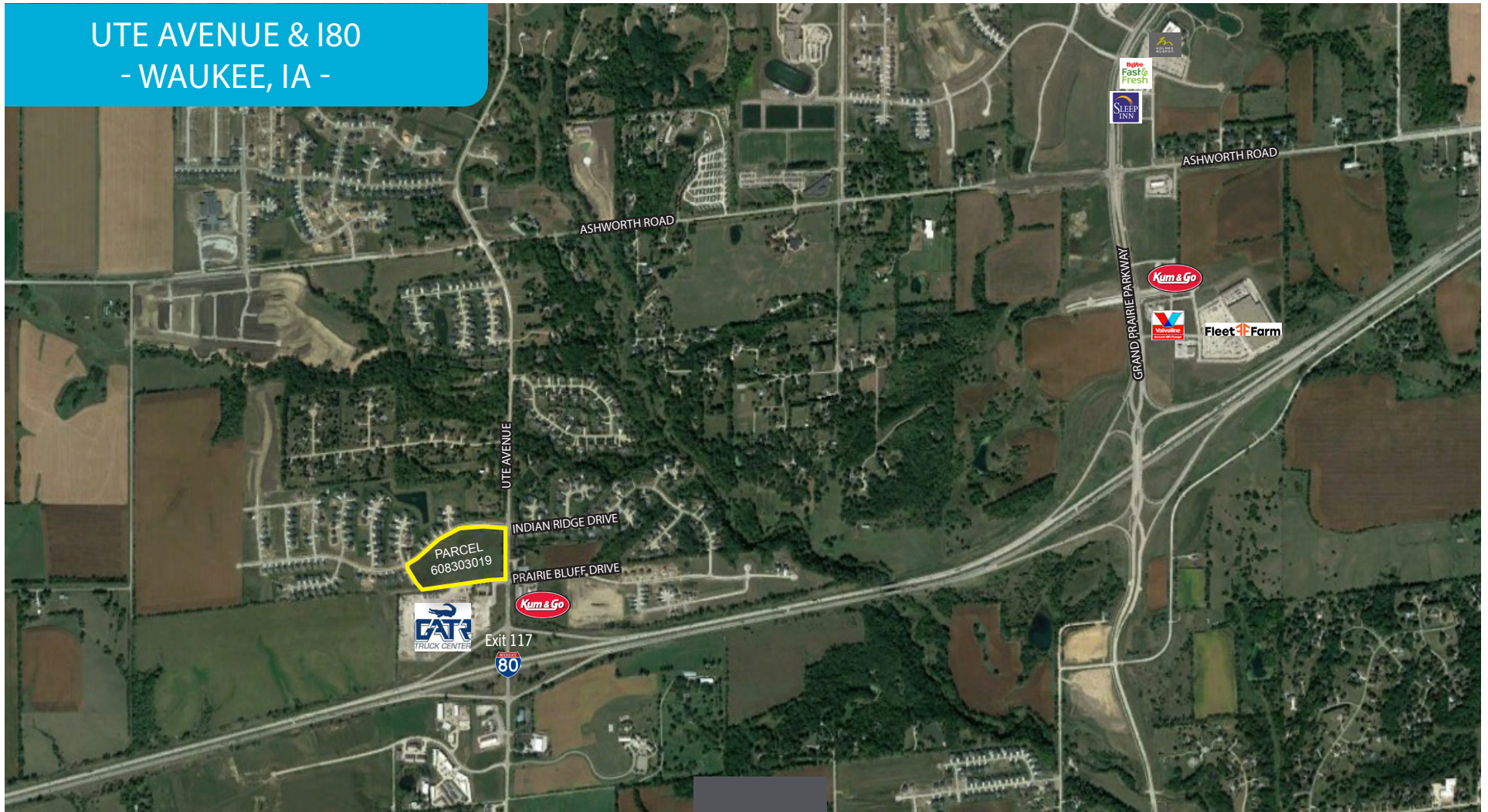


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	<u>3 miles</u>	<u>5 miles</u>
 Population	19,317	70,537
 Median Household Income	\$108,103	\$105,450
 Median Age	36	35.7
 Total Businesses	201	1,891
 Total Employees	2,712	34,365
 Owner Occupied Housing	79.8%	80.7%
 Median Net Worth	\$295,414	\$271,782
 College Graduate +	40.1%	43.3%

Source: ESRI 2022 Estimates

UTE AVENUE & I80 - WAUKEE, IA -



DES MOINES METRO COMMUNITY PROFILE:

Map data © 2022 Google Maps

- » #7 Lowest Cost of Living in the U.S. - Apartment List, 2023
- » #7 Most Affordable Housing Market - GoodHire, 2022
- » #5 Best Places to Live in the U.S. for Families - U.S. News & World Report, 2022
- » #14 Best Place to Live in the U.S. - U. S. News & World Report, 2022
- » #12 Most Affordable Place to Live in the U.S. - U.S. News & World Report, 2022
- » Top 10 Most Neighborly City in America - Neighbor Blog, 2022
- » Top 10 Best State Capital to Live In - SmartAsset, 2022
- » 10 Elementary Schools, 3 Middle Schools, 2 Eighth/Ninth Grade Schools, 2 High Schools
- » 98.3% Graduation Rate - Waukee School District, 2022

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