



# CALIBER

COMPANY



# KETTLESTONE CENTRAL LAND

## FOR SALE

JUSTIN WASHBURN  
515.238.4528  
justin.washburn@calibercompany.com  
Licensed in IA

JULIANAH LOUSCH  
515.249.9260  
julianah.lousch@calibercompany.com  
Licensed in IA





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**KETTLESTONE**  
CENTRAL

**FOR SALE**

## PROPERTY DESCRIPTION

Discover prime real estate in the heart of Kettlestone Central. We are excited to offer two exceptional commercial lots, including a spacious 3.53-acre parcel, within our new mixed-use development. Whether you're envisioning a retail hub, a state-of-the-art office space, a modern medical facility, or a vibrant hospitality venue, Kettlestone Central provides the perfect canvas for your vision. With lot sizes ranging from 1.68 to 3.53 acres, this land can cater to a variety of needs, offering both purchase and build-to-suit options to suit your business requirements.

Development is already underway, and buildable lots are being delivered, making this the perfect time to secure your place in Kettlestone Central. Benefit from a strategic location, designed for accessibility and growth, in a thriving community poised for success.





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## OFFERING SUMMARY

Price PSF:	\$30.00
Available SF:	1.68 Acres - 3.53 Acres

### KEY FEATURES

- Prime commercial lots available for sale
- Build-to-suit opportunities tailored to your business needs
- Ideal for retail, office, medical, and hospitality ventures
- Lot sizes ranging from 1.68 to 3.53 acres
- Development is now underway, with buildable lots ready for delivery







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## KETTLESTONE CENTRAL MASTER PLAN

**FOR SALE**

OUTLOT X  
80,521 SF  
(1.85 ACRES)

OUTLOT W  
73,788 SF  
(1.68 ACRES)

100,000 GFA  
80-UNITS  
3-4 STORES  
LOT 4  
157,716 SF  
(3.62 ACRES)

LOT 1  
202,823 SF  
4.66 ACRES

LOT 2  
196,364 SF  
4.49 ACRES

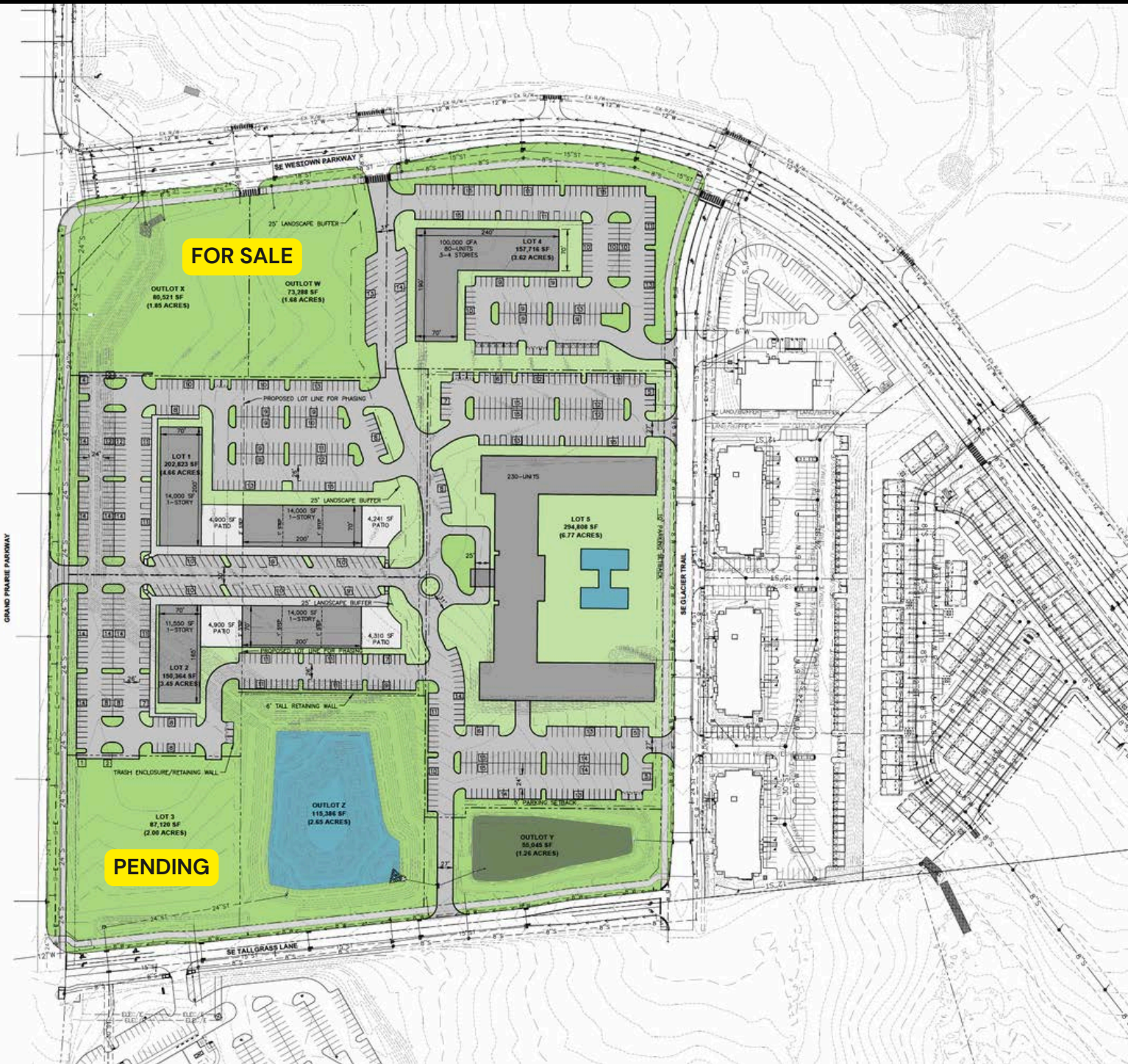
LOT 3  
87,120 SF  
(2.00 ACRES)

OUTLOT Z  
115,386 SF  
(2.63 ACRES)

OUTLOT Y  
50,945 SF  
(1.16 ACRES)

230-UNITS  
LOT 5  
254,808 SF  
(5.77 ACRES)

**PENDING**







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POPULATION	2 MILES	5 MILES
Total Population	25,063	97,581
Average Age	33.4	35.1
Total Employees	4,243	55,883
College Graduate+	57%	57%
HOUSEHOLDS & INCOME	2 MILES	5 MILES
Total Households	9,728	38,140
Owner Occupied Housing	67.80%	67.80%
Average HH Income	\$124,586	\$125,911

Source: ESRI 2020 Estimates





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## CITY OF WAUKEE DEMOGRAPHICS

According to waukee.org, Waukee is known for its hometown feel, well-educated and skilled workforce, safe and connected neighborhoods and excellent school system. Just 15 minutes to downtown Des Moines, Waukee is a rapidly growing community with broad access to diverse workforce, key transportation lines and big city offerings. In addition, we're growing great amenities right here in our city, making it a highly desirable place to live, work and play.



Population: 27,554



10,491 Households



City officials project that Waukee's population could reach 35,000 by the year 2030.



In May 2020, the U.S. Census Bureau named Waukee the fastest-growing (large) city in Iowa, based on population growth since 2010.

### Household Income Distribution:

0 - \$25k	6%
\$25-\$50k	8%
\$50k-\$75k	16%
\$75k-\$100k	14%
\$100k +	55%





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## CLOSE UP BIRDSEYE VIEW



## BIRDSEYE VIEW







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## LISTING AGENTS



DIRECTOR OF REALTY

JUSTIN WASHBURN

[justin.washburn@calibercompany.com](mailto:justin.washburn@calibercompany.com)

515-238-4528



SALES AGENT

JULIANAH LOUTSCH

[julianah.loutsch@calibercompany.com](mailto:julianah.loutsch@calibercompany.com)

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