

2.25 ACRES AVAILABLE

DEVELOPMENT LAND

WAUKEE, IA 50263

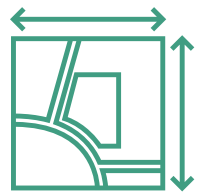


**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

DEVELOPMENT LAND

Waukee, IA



PROPERTY HIGHLIGHTS

Parcel Size: 2.25 Acres (98,011 SF)

Sale Price: \$7.00 PSF

Additional 2.34 Acres Contiguous to Site Available



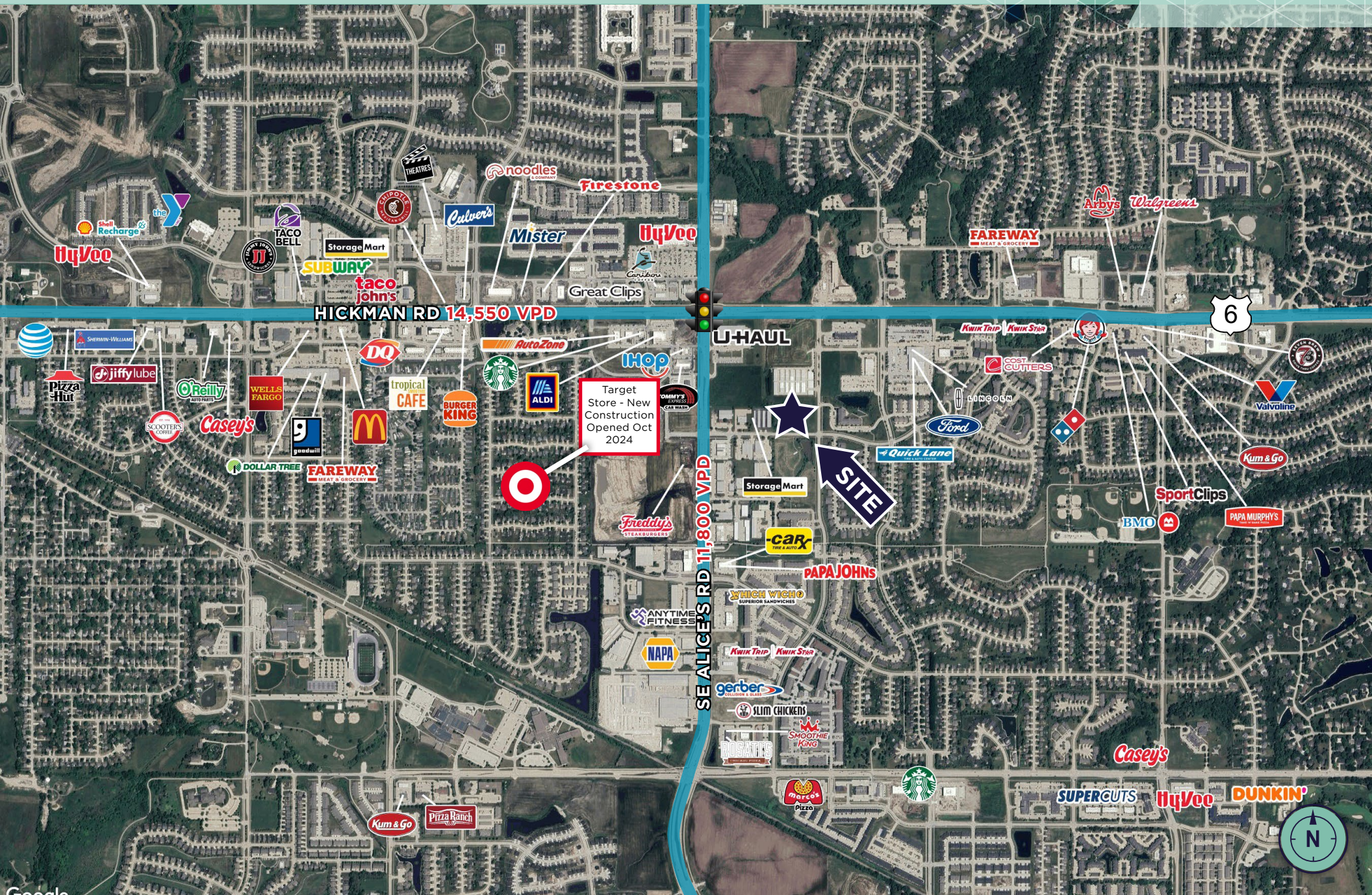
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Drone Footage](#)

The property at 1225 SE Laurel Street in Waukee, Iowa, is located within the PD-1 Development Overlay District within M1 Zoning, a zoning designation designed to provide greater flexibility in site planning and land use. This overlay supports a mix of compatible uses, making it well-suited for future light traditional industrial, office, retail, or medical development. The site is positioned just off SE University Avenue in a rapidly expanding area of Waukee, characterized by ongoing residential growth and nearby commercial activity. The PD-1 development overlay within M1 zoning is intended to encourage thoughtful integration with surrounding land uses and allows for a more customized development approach than traditional zoning. Utilities are available to the site, and the location is supported by access to major roads, schools, and area amenities. This setting aligns with Waukee's comprehensive plan and broader development goals, offering a practical option for projects looking to serve the growing population in this part of the metro.



DEVELOPMENT LAND

Waukee, IA



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COMMENTS:
PNO:



A GROWING Community



WAUKEE, IOWA

The City of Waukeee is recognized as the fastest-growing (large) city in Iowa and is located in Dallas County—the fourth fastest growing county in the U.S. Waukeee offers a friendly, community-oriented vibe featuring quality schools, parks, trails, entertainment and enrichment opportunities. The City is also dedicated to economic development and business opportunities, including the expansion of both the mixed-use development Kettlestone and the highly traveled Hickman Road corridor.

POPULATION DETAILS

A Special Census completed in 2024 shows that Waukeee is home to 31,823 people, a significant growth of more than 7,000 from the 2020 U.S. Census, which counted 23,940 residents. This makes Waukeee the fast growing City in Iowa and one of the fastest growing communities in the U.S. As the City continues to invest in infrastructure and amenities, and the Waukeee Community School District continues to attract people with its quality education and programs, growth in and around Waukeee is expected to continue. City officials project that Waukeee's population could reach 35,000 by the year 2030. The median resident age is 32.1, and Waukeee's median household income is \$94,617.



FOR MORE INFORMATION, CONTACT:

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