

# FOR SALE



KNAPP  
PROPERTIES



## THE KEES

Waukee, Iowa 50263

*Southwest & Southeast corner  
Grand Prairie Parkway &  
Ashworth Road*

Development Land For Sale  
1.0 Acre - 24.45 Acres +/-

**ANGIE TESSAU, CCIM, SIOR**  
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**KOREY BIRKENHOLTZ**  
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**KEETOWN**  
*loop*

aloft HOTELS  
vibrant  
HOME 2 SUITES BY HILTON  
LIVE NATION  
MONARCA GOURMET PALETAS  
McDonald's  
CANCUN Mexican Restaurant  
RE/MAX CONCEPTS  
vibrant music hall  
Starbucks

MYRIAD ADVISOR SOLUTIONS  
DOWNING  
BING BANG  
GALLOWAY HOLDINGS  
THE IOWA CLINIC  
CENTER STAGE  
VizyPay  
SISU ACADEMY  
Iush

Sleep INN  
HYVEE  
Fast & Fresh  
SMOKEY ROW Coffee Co.  
HOLMES MURPHY  
ALL IOWA ATTACK



***keewest • Kettlestone NE • KeeEast***

# *Reewest*



*SE Kettlestone Blvd*

**C-STORE  
UNDER CONTRACT**

*Grand Prairie Parkway*

*SE Ashworth Road*

# keeast

Fleet  Farm

  
KinderCare  
LEARNING CENTERS

  
Kum & Go

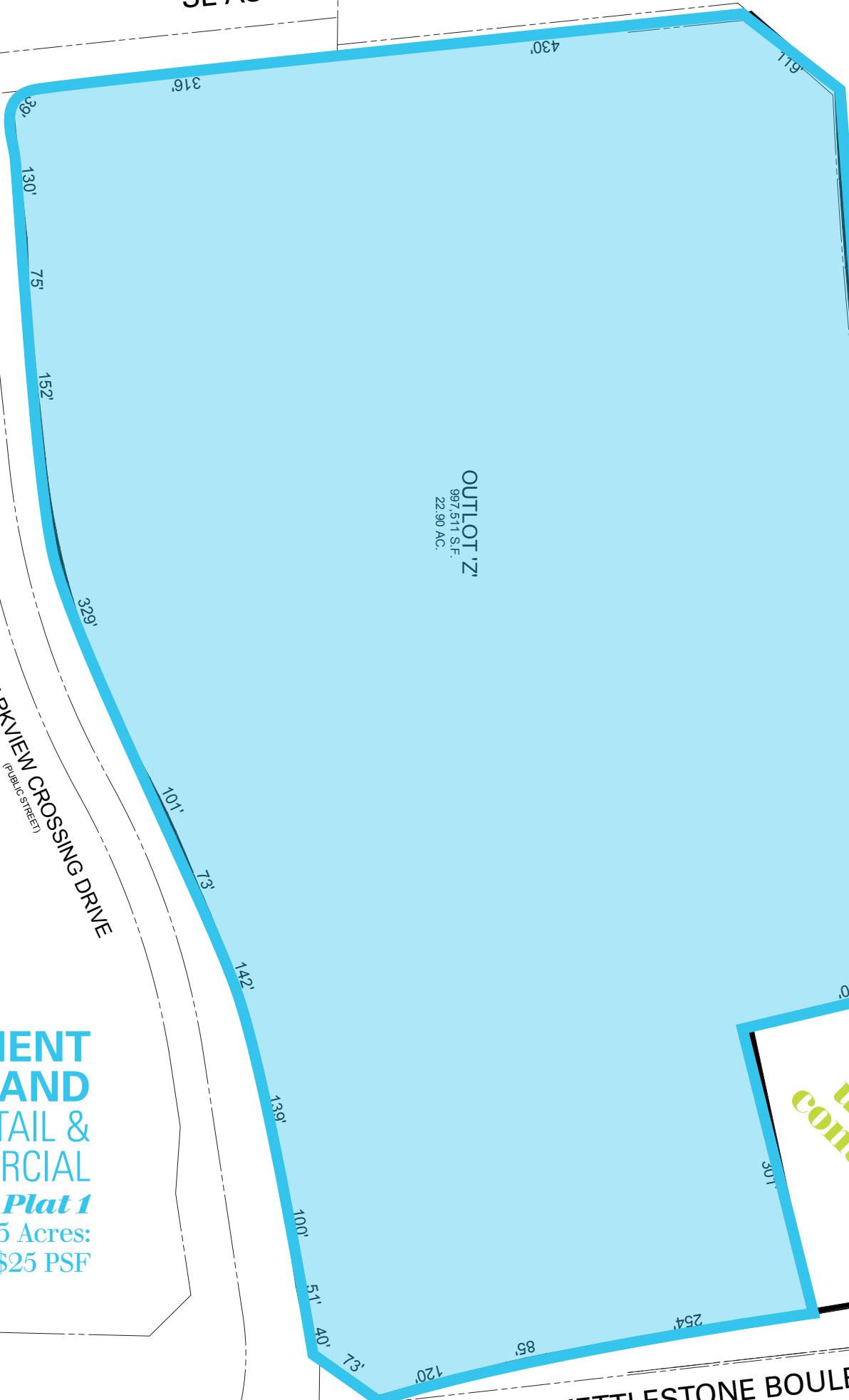
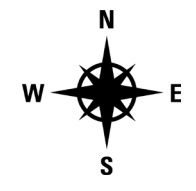
 IOWA DOT 

SE Ashworth Road

Grand Prairie Parkway

SE ASHWORTH ROAD

SE ASHWORTH ROAD



OUTLOT 'Z'  
997,511 S.F.  
22.90 AC.

OUTLOT 'Z'  
494,636 S.F.  
11.36 AC.

c-store  
under  
contract

SE PARKVIEW CROSSING DRIVE  
(PUBLIC STREET)

GRAND PRAIRIE PARKWAY

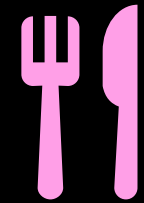
VERMILLION COURT

SE KETTLESTONE BOULEVARD

**DEVELOPMENT LAND**  
RETAIL & COMMERCIAL  
*Plat 1*  
Up to 24.45 Acres:  
\$14-\$25 PSF

**DEVELOPMENT LAND**  
RETAIL & COMMERCIAL  
*Plat 2*  
Up to 11.36 Acres:  
\$14-\$25 PSF

# Nearby Attractions



200

Restaurants



15

Bars and Pubs



19

Coffee Shops



14

Grocers



30

C-Stores



51

Retail Shopping



37

Hotels



20

Attractions/ Entertainment

## Average Annual Spend per Household on Eating Out



\$543

Breakfast



\$1,726

Lunch



\$2,646

Dinner

## NEARBY ATTRACTIONS

- Triumph Park
- New Waukee Northwest High School
- Apple Data Plant
- Kettlestone Development
- KeeTown Loop Entertainment District
- Jordan Creek Town Center

## ATTRACTIONS CONT.

- Live Nation
- Palms Theatres & IMAX
- Sugar Creek Golf Course
- Racoon River Valley Trail
- Fox Creek Splash Pad
- Direct connection to I-80Iowa's largest Target
- Waukee Towne Center

## OTHER NOTABLE LOCATION HIGHLIGHTS

### "WAUKEE: THE FASTEST-GROWING CITY IN IOWA"

(2020 U.S. CENSUS)

## Demographics

5 mile radius  
1152 SE Ashworth Rd, Waukee, Iowa, 50263

### INCOME

\$104,009  
Median Household Income

\$268,651  
Median Net Worth

\$329,111  
Median Home Value

\$83,058  
Median Disposable Income

### BUSINESS

3,143  
Total Businesses

58,075  
Total Employees

### TRAFFIC

15,200  
Grand Prairie Parkway

6,100  
Ashworth Road

### EDUCATION



63%

Bachelor's/Grad/Prof Degree

### KEY FACTS

1,295.0  
Population

104,598  
Total Daytime Population

35.8  
Median Age

40,634  
Households

### EMPLOYMENT



1.5%

Unemployment Rate



This infographic contains data provided by American Community Survey (ACS), Esri, Esri and GfK MRI, Esri and Data Axle. The vintage of the data is 2014-2020, 2022, 2027.  
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