

FOR SALE



KNAPP
PROPERTIES



PRAIRIE CROSSING

Waukee, Iowa 50263

*North of NE Venture Drive
& East of NE Westgate Drive*

Commercial Development Land
9.34 Acres

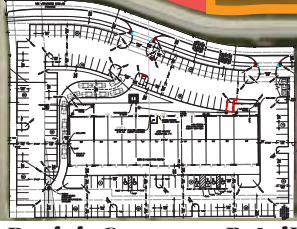
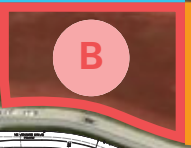
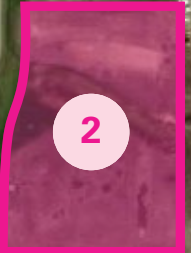
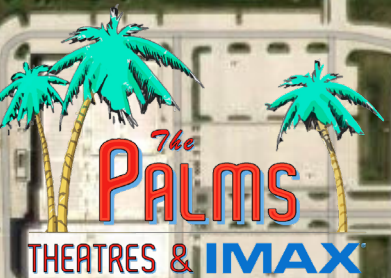
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PRAIRE CROSSING FOR SALE



Prairie Commons Retail



SE Redbud Ct



E Hickman Rd
E Hickman Rd

E Hickman Rd

E Hickman Rd
E Hickman Rd

E Hickman Rd

NE Westgate Dr

NE Bowman Dr

NE Horizon Dr

NE Archer Ave

NE Mink Dr

NE Horizon Dr

NE Horizon Dr

NE Venture Dr

NE Venture Dr

NE Venture Dr

NE Venture Dr

E Hickman Rd
E Hickman Rd

E Hickman Rd

E Hickman Rd
E Hickman Rd

E Hickman Rd

SE Laurel St

SE Laurel St

SE Alices Rd

N Alices Rd

R30

R30

SE 7

PRAIRIE COMMONS FOR SALE

Prairie Commons is located at the lighted hard corner, along the heavily traveled Hickman Road with high visibility close to great restaurants, grocery stores, IMAX theater, and many more future businesses!



LAND DEVELOPMENT



RETAIL SPACE



RESTAURANT SPACE



OFFICE SPACE



MEDICAL SPACE



DENTAL SPACE



EXCELLENT LOCATION



MOVIE THEATER NEARBY



ATTRACTIONS



SPORTSPLEX NEARBY



GROCERY STORE NEARBY



COFFEE SHOP NEARBY



BIKE TRAIL NEARBY



SCHOOL NEARBY

NEARBY ATTRACTIONS

- Triumph Park
- New Waukee Northwest High School
- Apple Data Plant
- Kettlestone Development
- KeeTown Loop Entertainment District
- Live Nation
- Palms Theatres & IMAX
- Sugar Creek Golf Course
- Racoon River Valley Trail
- Fox Creek Splash Pad
- Direct connection to I-80
- Iowa's largest Target
- Waukee Towne Center

CITY ACCOLADES

- Top 10 Fastest-Growing U.S. Suburbs, Realtor.com
- Top 50 Best Places to Live in America, "Money Magazine"
- Top 10 Best Towns for Families, "Family Circle"
- Top 50 Best Suburbs in America, Businessinsider.com
- Top 10 Safest Places in Iowa, Movoto.com
- Best City in Iowa for Home Ownership, NerdWallet.com
- Best Local Community to Live In, "Cityview"
- Waukee Community School District is the 7th largest school district in the state

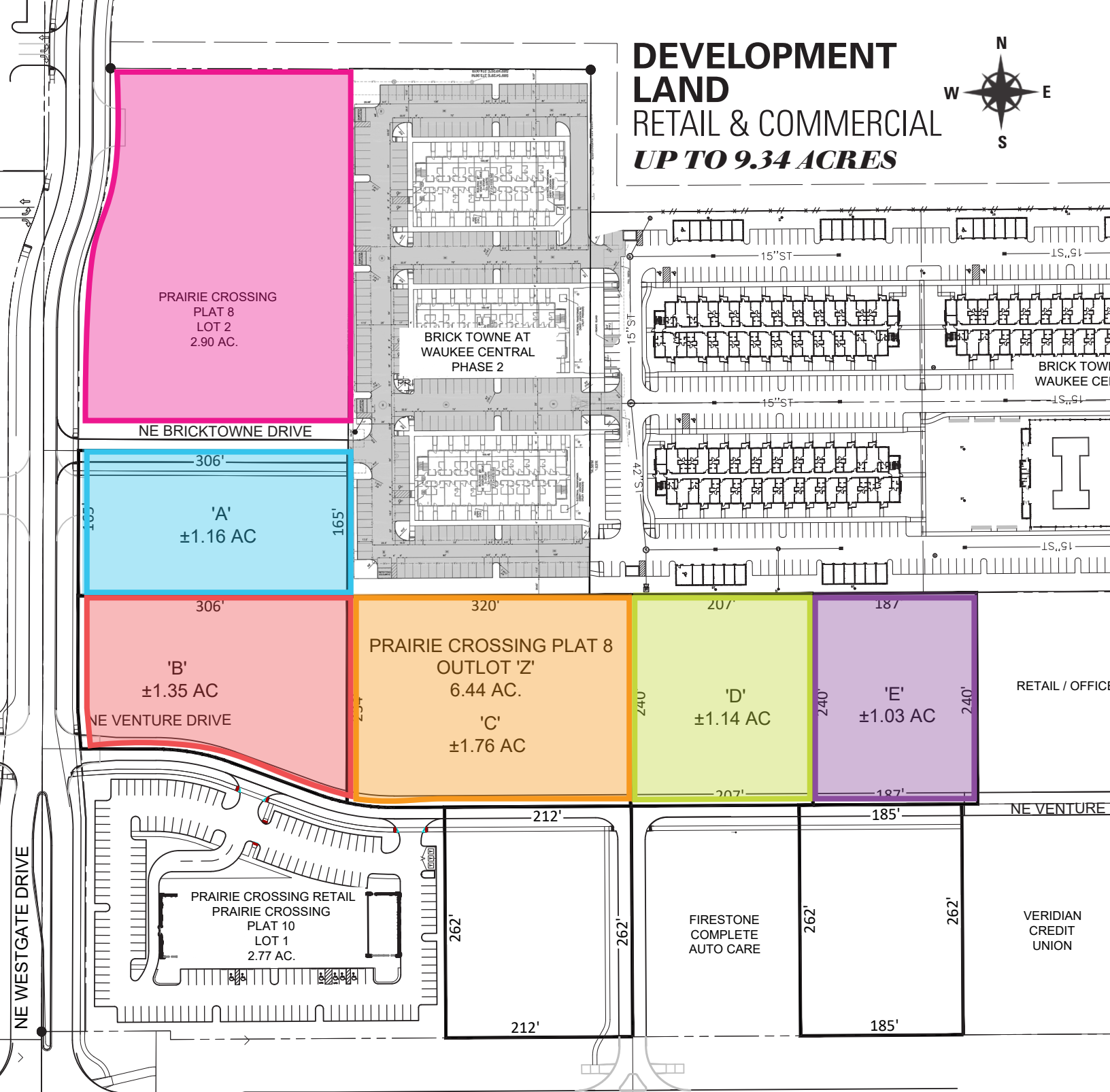
OTHER NOTABLE LOCATION HIGHLIGHTS

"WAUKEE: THE FASTEST-GROWING CITY IN IOWA"

(2020 U.S. CENSUS)



**DEVELOPMENT
LAND
RETAIL & COMMERCIAL
UP TO 9.34 ACRES**



IOWA HIGHWAY #6 \ E HICKMAN ROAD

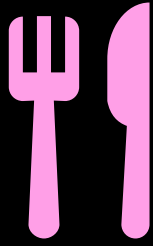
PRAIRIE CROSSING AVAILABILITY

Plat 8 Lot 2 2.90 Acres \$12 PSF	Plat 8 Outlot Z Lot A 1.16 Acres \$14 PSF	Plat 8 Outlot Z Lot B 1.35 Acres \$18 PSF	Plat 8 Outlot Z Lot C 1.76 Acres \$12 PSF	Plat 8 Outlot Z Lot D 1.14 Acres \$12 PSF	Plat 8 Outlot Z Lot E 1.03 Acres \$12 PSF
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5 Mile Radius



140

Restaurants



8

Bars and Pubs



11

Coffee Shops



9

Grocers



21

C-Stores



34

Retail Shopping



20

Hotels



16

Attractions/ Entertainment

Average Annual Spend per Household on Eating Out



\$557

Breakfast



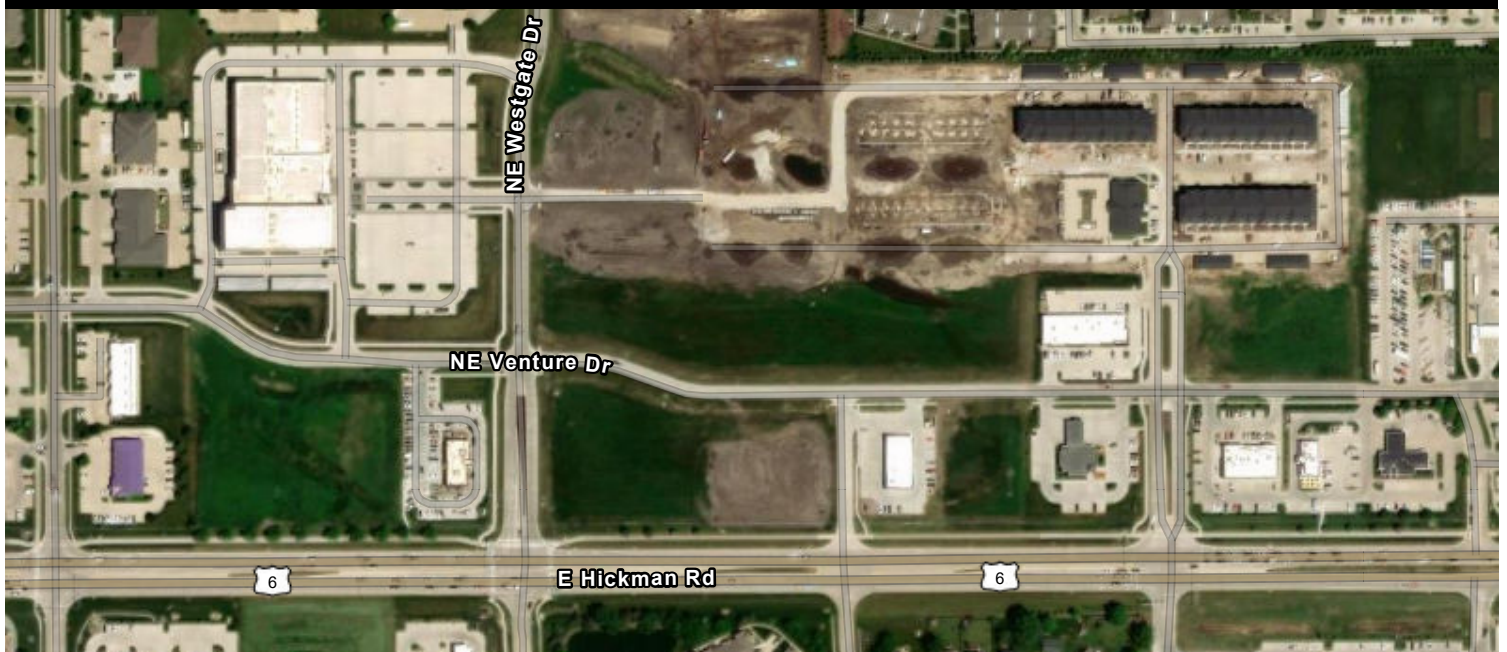
\$1,785

Lunch



\$2,722

Dinner



Demographics


5 mile radius

NE Venture Dr, Waukee, Iowa, 50263

INCOME


\$108,765
Median Household Income


\$311,182
Median Net Worth


\$341,928
Median Home Value


\$87,845
Median Disposable Income

EDUCATION



64%
Bachelor's/Grad/Prof Degree

BUSINESS



2,197
Total Businesses



44,705
Total Employees

KEY FACTS



1,031.7
Population



83,725
Total Daytime Population



35.5
Median Age



31,006
Households

TRAFFIC



26,800
Hickman Road

EMPLOYMENT



1.5%
Unemployment Rate



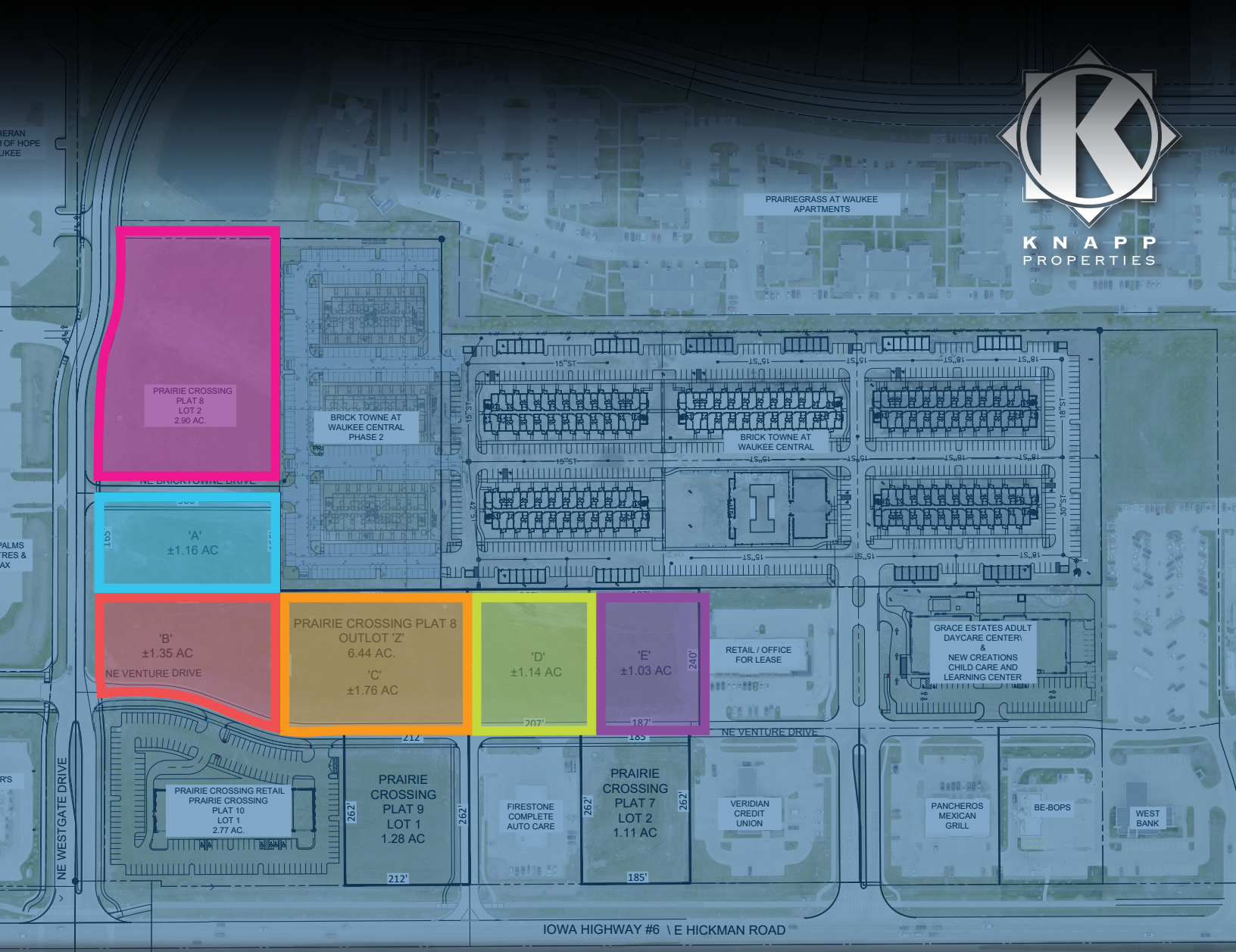
This infographic contains data provided by American Community Survey (ACS), Esri, Esri and GfK MRI, Esri and Data Axle. The vintage of the data is 2016-2020, 2022, 2027.

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