

For Sale

DENNY ELWELL COMPANY

Commercial Real Estate & Development

DEVELOPMENT GROUND

**FOR SALE
WAUKEE, IOWA**



Autumn Ridge

Alice's Road & SE University
Waukee, Iowa

- 1.22 Acre Lot Available
- Price is \$15.00 PSF
- Retail, Office, and Flex Opportunities
- Commercial Lots Back Up to Multi-Family Development
- Infrastructure in Place
- Fastest Growing City in Iowa (3.95%/Year)

MARKET FACTS	1 Mile	3 Mile	5 Mile
Ground Autumn Ridge			
Population	13,600	63,600	94,200
Median Household Income	\$103,000	\$108,000	\$107,000
Median Age	34	35	36
Traffic Count Alice's Road: 12,200 VPD Traffic Count University Ave: 10,800 VPD Source: Census & Iowa Traffic Data 3/16/25			



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