

# For Sale/Build to Suit

**1205 AND 1255 SE PLEASANT VIEW DR  
WAUKEE, IA**



**2.3 - 5.7 ACRES | C-COMMERCIAL ZONING**

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# Property Specifics

**1205 & 1255 SE PLEASANT VIEW DRIVE, WAUKEE, IA**

Land for Sale. Build to Suit. C-Commercial Zoning

Located just east of Kettlestone Peak, a premier Class A retail and professional center, this site offers a strong opportunity in one of Waukee's most competitive and fast-growing corridors. Lots 3 and 4 are available for sale and can be built-to-suit, offering flexibility for retail, office, or professional use. With excellent visibility and access from Grand Prairie Parkway, the site is well positioned for long-term growth and success.

Pricing: Negotiable





# Location

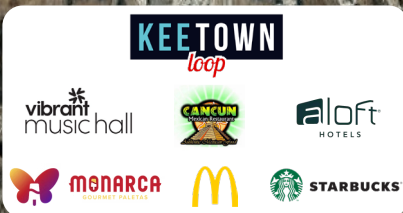
## CITY OF WAUKEE

Kettlestone Peak

Lots 3 & 4







Grand Prairie Pkwy



Jordan Creek Towncenter



# Demographics

	Total Population	Daytime Population	Total Households	Average Household Income
				
1 Mile	12,231	9,001	4,836	\$114,775
3 Miles	66,239	63,481	25,378	\$142,102
5 Miles	114,440	124,211	44,969	\$147,032



**Waukee**  
THE KEY TO GOOD LIVING

# Waukee, IA

The City of Waukee 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. Waukee 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 Waukee 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 Waukee 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 Waukee Community School District continues to attract people with its quality education and programs, growth in and around Waukee is expected to continue. City officials project that Waukee's population could reach 35,000 by the year 2030. The median resident age is 32.1, and Waukee's median household income is \$94,617.

## WAUKEE DISTINCTIONS

Top 10 Fastest-Growing U.S. Suburbs, Realtor.com

Top 10 Safest Places in Iowa, Moveto.com

Top 50 Best Places to Live in America, "Money Magazine"

Best City in Iowa for Home Ownership, NerdWallet.com

Top 10 Best Towns for Families, "FamilyCircle"

Best Local Community to Live In, "Cityview"

Top 50 Best Suburbs in America, BusinessInsider.com

**WAUKEE** is a thriving community with a strong residential base, ensuring a steady flow of potential customers and clients.



**Waukee**  
THE KEY TO GOOD LIVING



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