

PARCELS FOR SALE

KETTLESTONE LAKES

OFFICE / RETAIL / MIXED-USE / MULTI-FAMILY

WAUKEE, IOWA
NW CORNER OF GRAND PRAIRIE PARKWAY & I80



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KETTLESTONE LAKES

NW CORNER OF GRAND PRAIRIE PARKWAY & I80

PROJECT DESCRIPTION

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Located along Interstate-80, Exit 118, just 15 miles from downtown Des Moines, Kettlestone Lakes, is in the fast-growing Kettlestone Development. Grand Prairie Parkway is a vital gateway connecting I80 to the City of Waukee. Grand Prairie Parkway is expected to have average daily traffic of 40,350 by 2025.

Known for its strong school system and quality of life, the City of Waukee has been proactive in planning for future growth while preserving the community's quality of life. Nearby businesses include Live Nation's Vibrant Music Hall event venue, restaurants, medical facilities, Sleep Inn & Mainstay Suites, and the Fleet Farm retail store. The corporate headquarters for Holmes Murphy & Associates and fintech firm VizioPay have made the Kettlestone area home as well. As Waukee continues to grow, the area will be attracting new businesses and establishments to meet the needs of residents. Diverse housing options, interstate access, and public trails make the Kettlestone area an attractive location for your business.

- Zoning: Area is Kettlestone Regional District and Kettlestone Multi-family Stacked High District
- Project Number of Acres: 130 +/-
- Traffic Counts:
 - I80 @ Grand Prairie Parkway: 47,600*
 - Grand Prairie Parkway 2025 Projections: 40,350**
- Convenient access to I80, Exit 118



SOURCE: CITY OF WAUKEE WEBSITE; IOWA DOT 2020;

**FOTH ENGINEERING/KETTLESTONE TIS

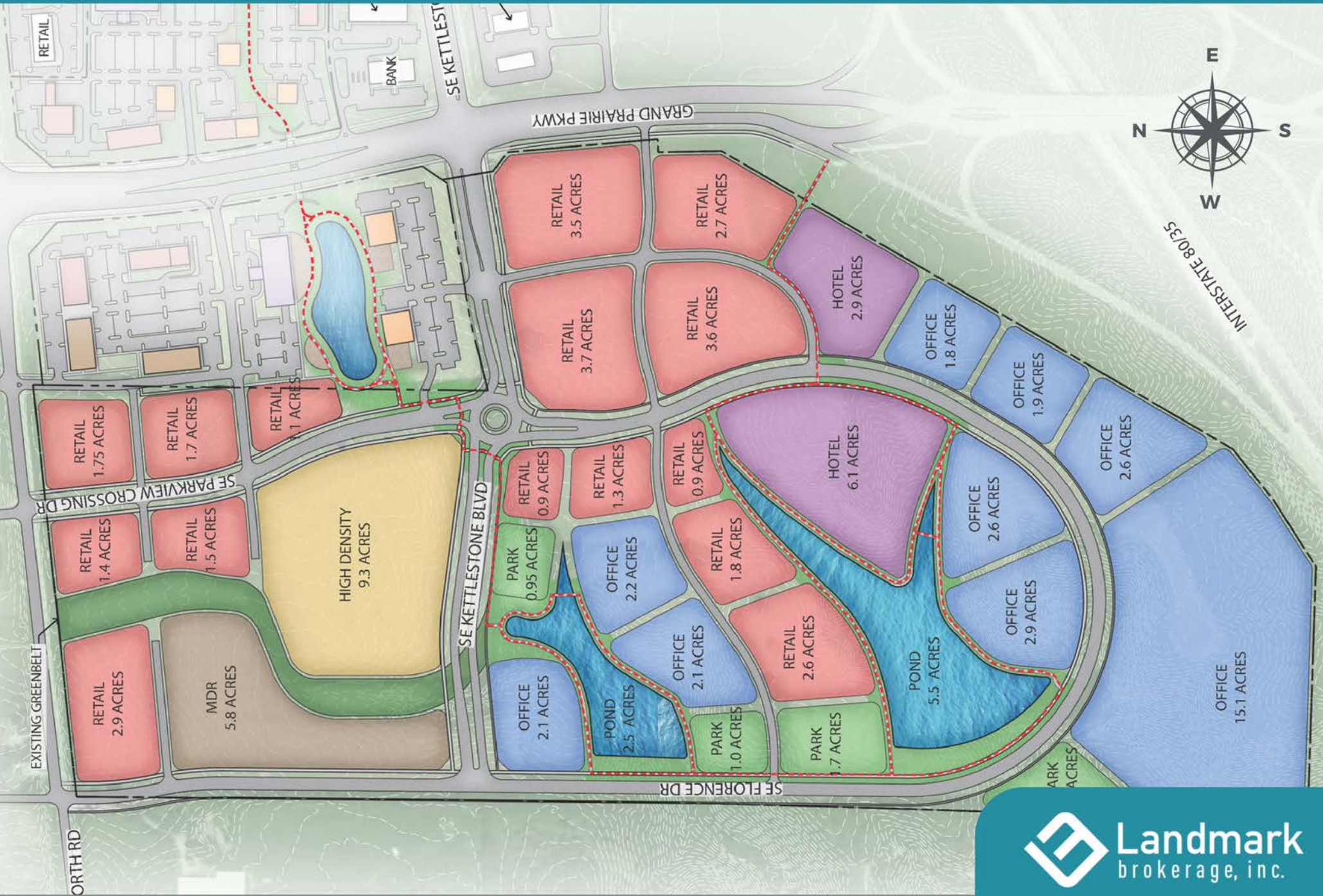
*PLEASE NOTE: THE TRAFFIC VOLUMES COLLECTED DURING THE 2020 COLLECTION SEASON WERE GREATLY IMPACTED BY THE COVID-19 PANDEMIC AND DO NOT ACCURATELY REFLECT NORMAL TRAFFIC CONDITIONS FOR ROADWAYS.



KETTLESTONE LAKES

NW CORNER OF GRAND PRAIRIE PARKWAY & 180

PRELIMINARY CONCEPT PLAN



KETTLESTONE LAKES

NW CORNER OF GRAND PRAIRIE PARKWAY & 180

AREA MAP



ASHWORTH RD.

130 +/-
ACRES



GRAND PRAIRIE PKWY

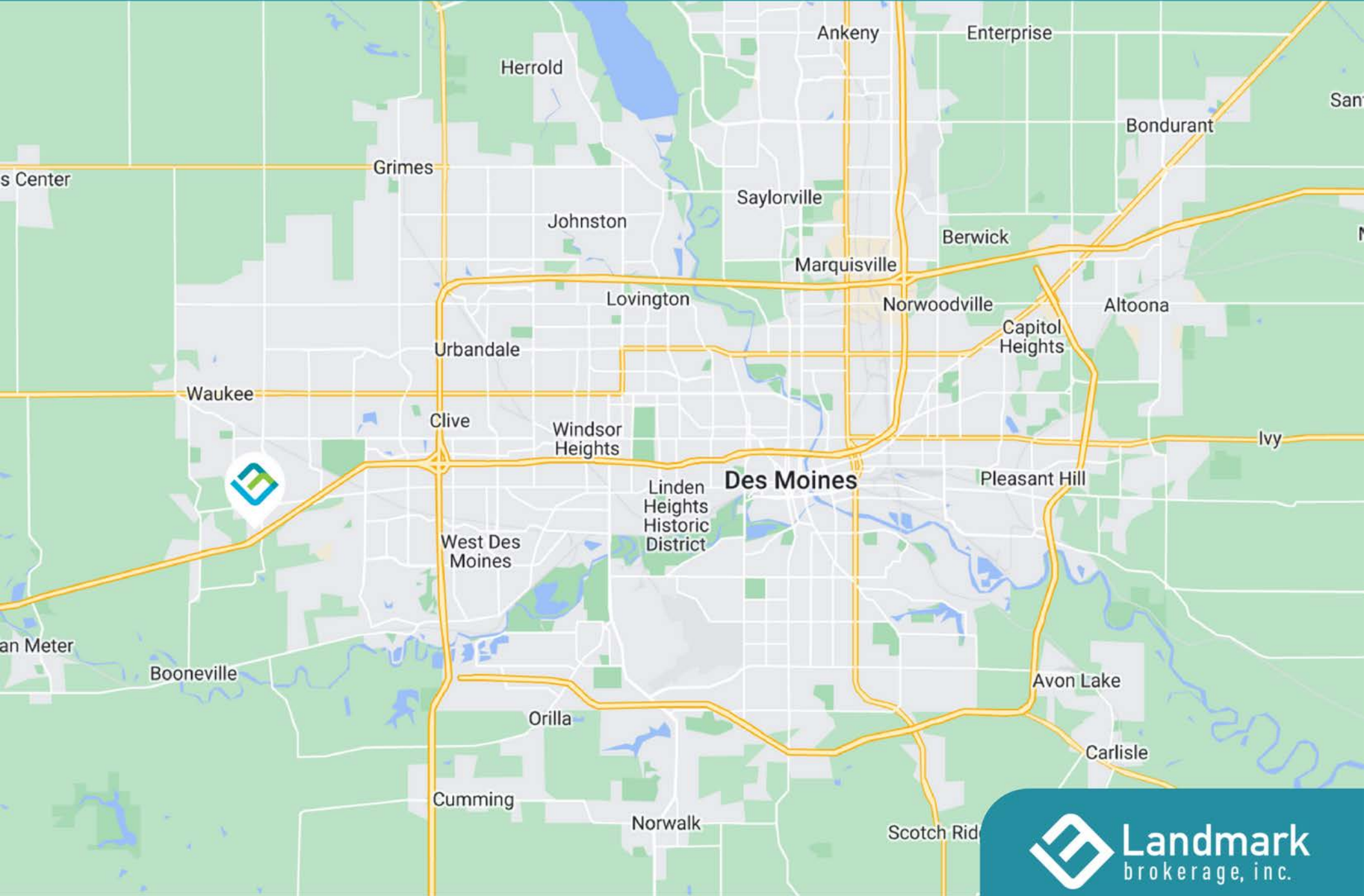
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KETTLESTONE LAKES

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METRO MAP



DEMOGRAPHICS - 5 MILE RADIUS



96,987
POPULATION



35.9
MEDIAN AGE



\$98,467
MEDIAN HOUSEHOLD INCOME



\$205,482
MEDIAN NET WORTH



\$349,187
AVERAGE HOME VALUE



67.8%
OWNER OCCUPIED HOUSING



55,715
TOTAL EMPLOYEES



2,871
TOTAL BUSINESSES

SOURCE: 2023 ESRI ESTIMATES

- The Fastest Growing Large City in Iowa - US Census Bureau, May 2020
- One of the Fastest Growing Cities in the US - 2023 US Census estimates
- Waukee, Iowa tied for the 16th safest suburb in the U.S. - SmartAsset 2023
- Eighth most affordable safe suburb in the U.S. - SmartAsset 2023
- #11 on 50 Best Places to Live in the U.S. - Money.com 2021-2022
- Interstates 35 and 80 connect Waukee to customers and suppliers throughout the United States. Perfectly positioned in the Midwest, Waukee has a direct connection to I-80 and is within a day's drive of many major metropolitan areas. It is also a quick 15-mile drive away from downtown Des Moines, the capitol city of Iowa.



47,600*
INTERSTATE 80



15,200
GRAND PRAIRIE PARKWAY

*SOURCE: IOWA DOT - 2020 AND 2023 ESRI ESTIMATES; PLEASE NOTE THE TRAFFIC VOLUMES COLLECTED DURING THE 2020 COLLECTION SEASON WERE GREATLY IMPACTED BY THE COVID-19 PANDEMIC AND DO NOT ACCURATELY REFLECT NORMAL TRAFFIC CONDITIONS FOR ROADWAYS. ANY REDUCED TRAFFIC COUNTS SHOULD TAKE COVID INTO ACCOUNT.