

PARCELS FOR SALE

KETTLESTONE LAKES

OFFICE / RETAIL / MIXED-USE / MULTI-FAMILY

WAUKEE, IOWA
NW CORNER OF GRAND PRAIRIE PARKWAY & I80




Landmark
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KETTLESTONE LAKES

NW CORNER OF GRAND PRAIRIE PARKWAY & I80

PROJECT DESCRIPTION

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Located adjacent to Interstate-80, Exit 118, just 15 miles from downtown Des Moines, Kettlestone Lakes is located in the fast-growing Kettlestone Development area. With three lakes as central amenities, Kettlestone Lakes' aesthetic appeal will attract national and local businesses to the area. Grand Prairie Parkway is the gateway entrance connecting I80 to the City of Waukee, making the ground desirable for large-scale and small-scale users. 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, Iowa Clinic Specialty Clinic & Surgery Center, UnityPoint Health Medical Park, Sleep Inn, Mainstay Suites, Starbucks, McDonald's, Fleet Farm and more. The corporate headquarters for Holmes Murphy and fintech firm VیزیPay 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. With interstate visibility, Kettlestone Lakes, will appeal to many users.

- 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**
- Exit 118 - convenient access to I80, interstate visibility



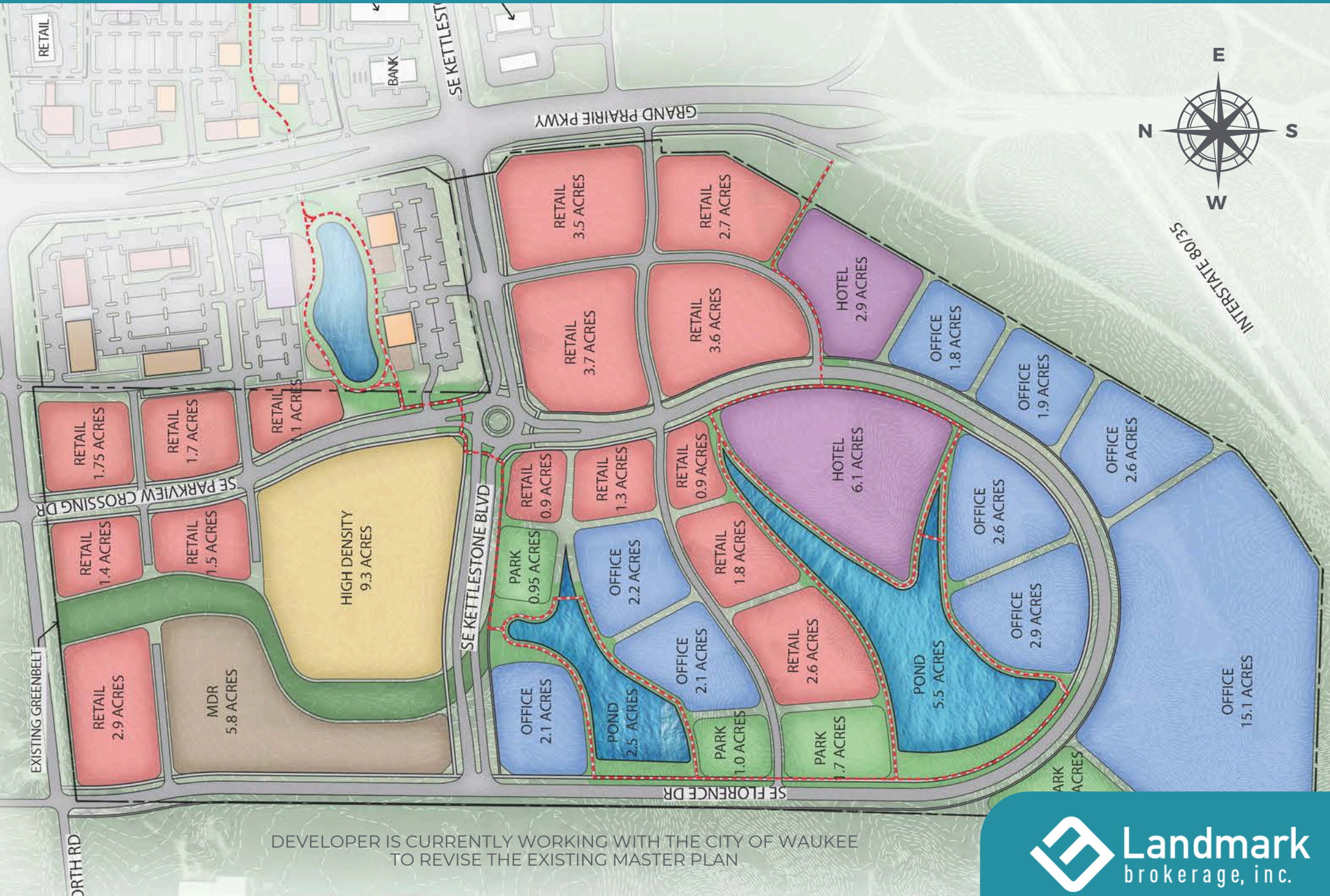
*PLEASE NOTE: THE TRAFFIC VOLUMES COLLECTED DURING THE 2020 COLLECTION SEASON WERE GREATLY IMPACTED BY THE COVID-19 PANDEMIC AND DO NOT ACCURATELY REFLECT NORMAL TRAFFIC CONDITIONS FOR ROADWAYS. SOURCE: CITY OF WAUKEE WEBSITE; IOWA DOT 2020;

**FOTH ENGINEERING/KETTLESTONE TIS

KETTLESTONE LAKES

NW CORNER OF GRAND PRAIRIE PARKWAY & 180

PRELIMINARY CONCEPT PLAN



DEVELOPER IS CURRENTLY WORKING WITH THE CITY OF WAUKEE TO REVISE THE EXISTING MASTER PLAN



KETTLESTONE LAKES

NW CORNER OF GRAND PRAIRIE PARKWAY & 180

AREA MAP



- VizyPay
- Community Choice
- THE IOWA CLINIC
- aloft
- Starbucks
- McDonald's
- vibrant music hall

- UnityPoint Health
- HOLMES MURPHY
- MainStay SUITES
- HyVee
- Fast & Fresh
- SLEEP INN

- IOWA DOT
- JOHN DEERE

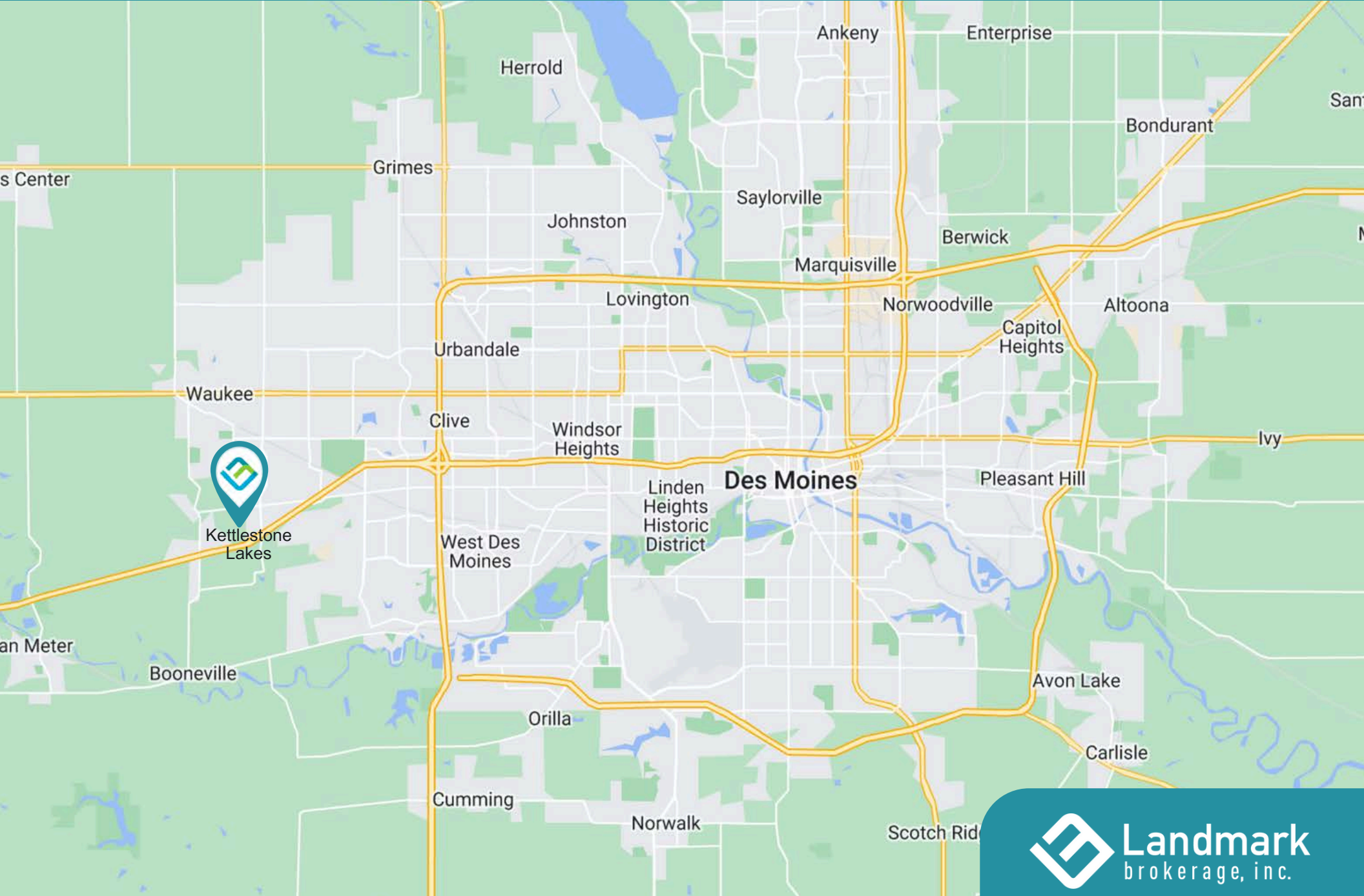
- Kum & Go
- Fleet Farm

Kettlestone Lakes
130 +/-
ACRES

KETTLESTONE LAKES

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METRO MAP



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DEMOGRAPHICS - 5 MILE RADIUS



99,485
POPULATION



35.4
MEDIAN AGE



\$119,341
MEDIAN HOUSEHOLD INCOME



\$417,514
MEDIAN NET WORTH



\$439,290
AVERAGE HOME VALUE



61.5%
OWNER OCCUPIED HOUSING



56,418
TOTAL EMPLOYEES



3,180
TOTAL BUSINESSES

SOURCE: 2024 ESRI ESTIMATES

DES MOINES METRO AREA:

- Waukee is the fastest growing city in Iowa - U.S. Census Bureau, 2024
- #7 Safest City to Live in the U.S. – U.S. News & World Report, 2024
- Top 20 Best Place to Start a Small Business in a High-Growth Sector – The Credit Review, 2024
- #2 Best Place for Young Professionals – Forbes, 2024
- Top 15 Most Affordable Place to Purchase a Home – Zillow, 2024
- #6 Fastest-Growing Hiring Market for New College Graduates – CNBC, 2024
- #9 Top Metro for Number Economic Development Projects (among metros with a population of 200,000 to 1 million) — Site Selection Magazine, 2023
- #8 Top Place to Start a Small Business — LendingTree, 2023
- #6 Best Place to Live for Families — U.S. News & World Report, 2023
- Top 20 Most Neighborly City in the U.S. — Neighbor, 2023
- #7 Lowest Cost of Living in the U.S. — Apartment List, 2023
- #12 Most Affordable Place to Live in the U.S. — U.S. News & World Report, 2022
- #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.