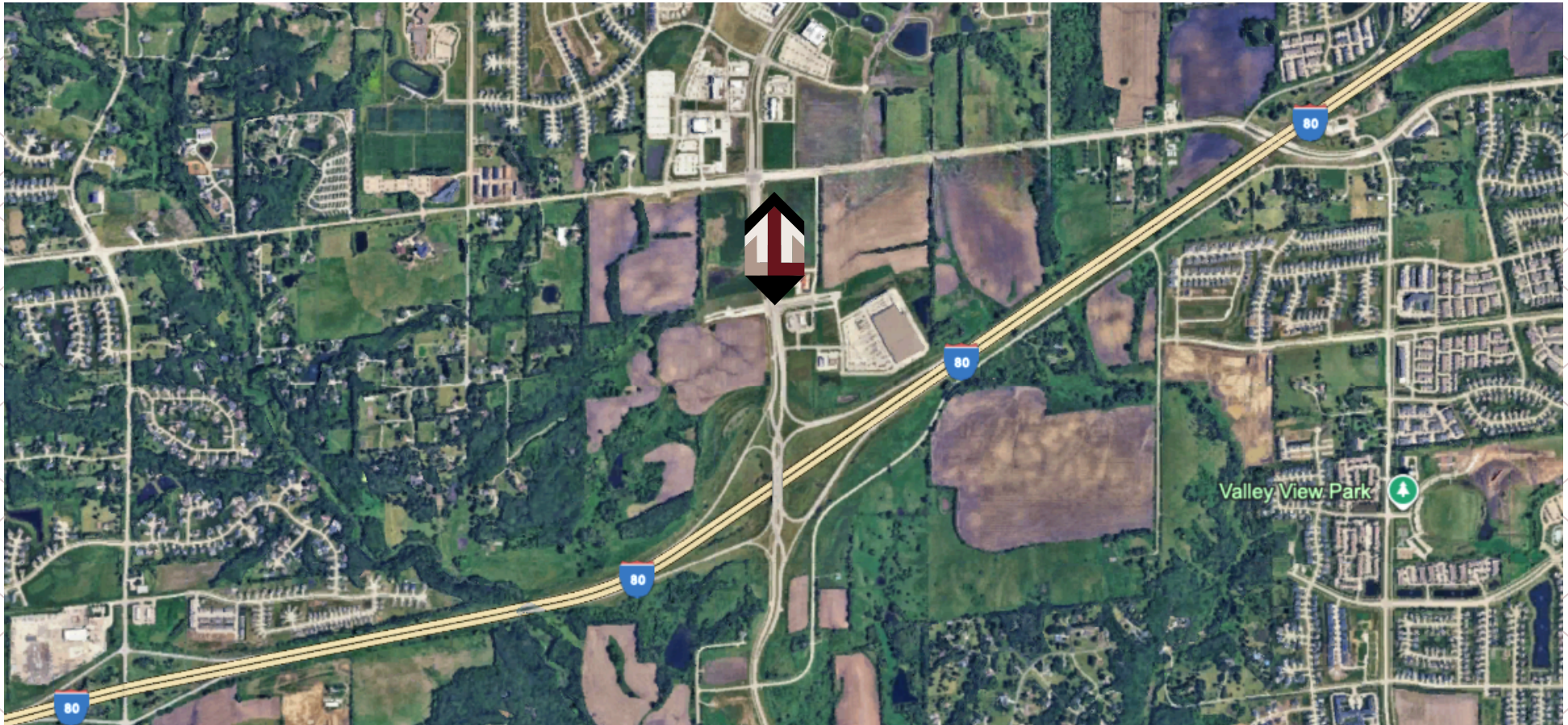


FOR SALE

UNIVERSITY AND GRANDPRAIRIE PARKWAY

University and Grandprairie Parkway Waukee, IA 50263

SALE PRICE | NEGOTIABLE



BRAD LONG

515-490-9592

Licensed to sell real estate in Iowa.

TOM BUTLER

515-491-1561



LEGACY
REALTY OF IOWA



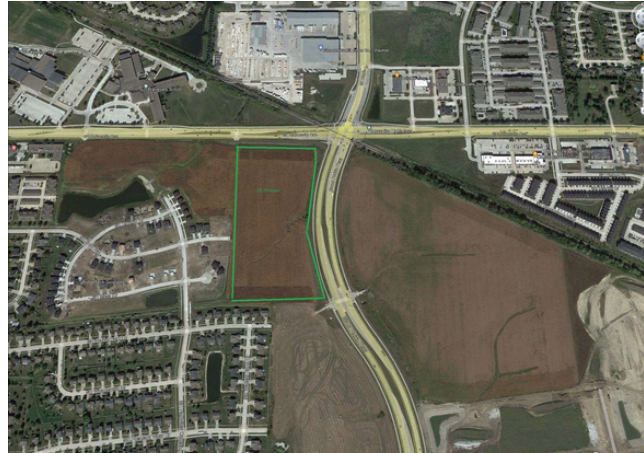
LEGACY REALTY OF IOWA | LPT REALTY

12345 University Ave #100

Clive, IA 50325

FOR SALE

UNIVERSITY AND GRANDPRAIRIE PARKWAY
University and Grandprairie Parkway Waukee, IA 50263



PROPERTY DESCRIPTION

Introducing a prime investment opportunity at University and Grandprairie Parkway, Waukee, IA. This 18.79-acre property, with adjacent sewer and water access, is zoned Mixed and boasts convenient University Ave and Grand Prairie access, including a dedicated turn lane. Ideal for land or office investors seeking a strategic location, this property offers abundant development potential. Take advantage of this rare chance to secure a valuable asset in the dynamic Waukee area.

PROPERTY HIGHLIGHTS

- 18.79 Acres
- Sewer and Water adjoining property
- University Ave Access with Turn Lane

OFFERING SUMMARY

Sale Price:	Negotiable
Lot Size:	18.79 Acres

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	1,421	7,043	16,810
Total Population	3,556	17,121	38,778
Average HH Income	\$103,784	\$105,784	\$106,452

BRAD LONG **TOM BUTLER**
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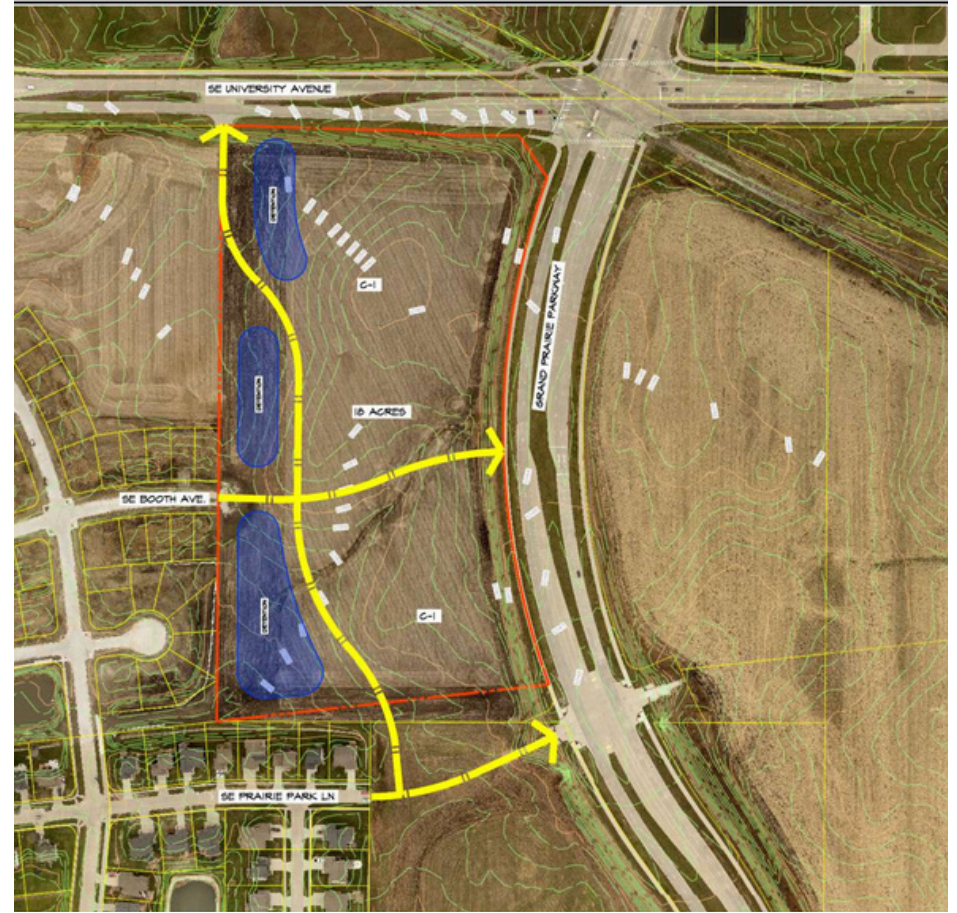
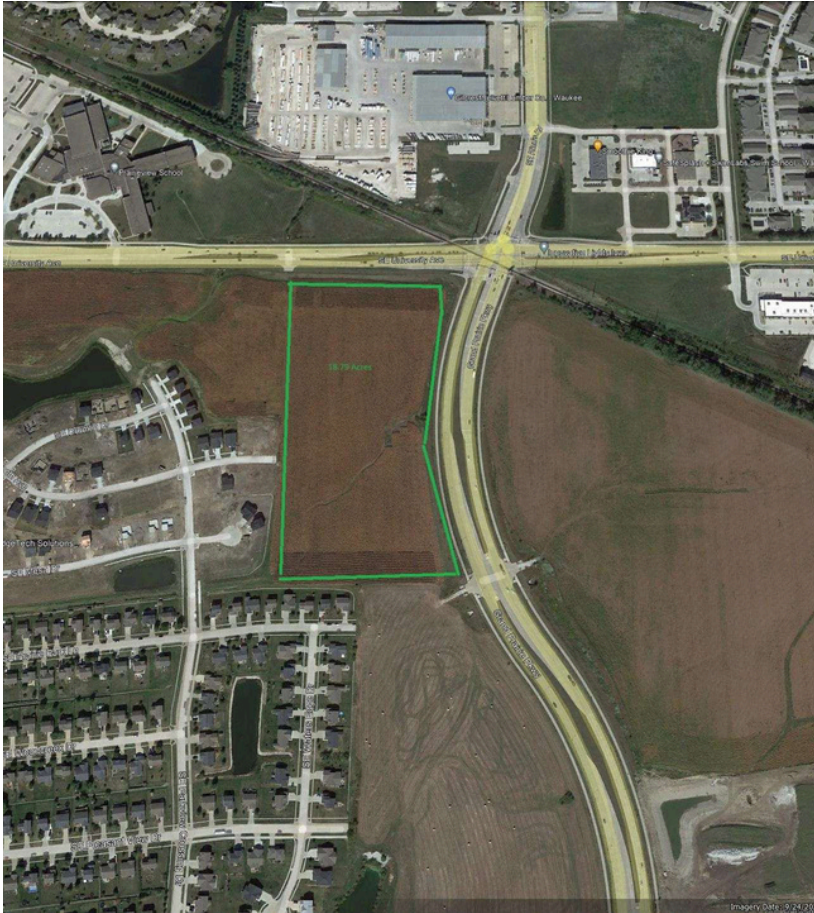
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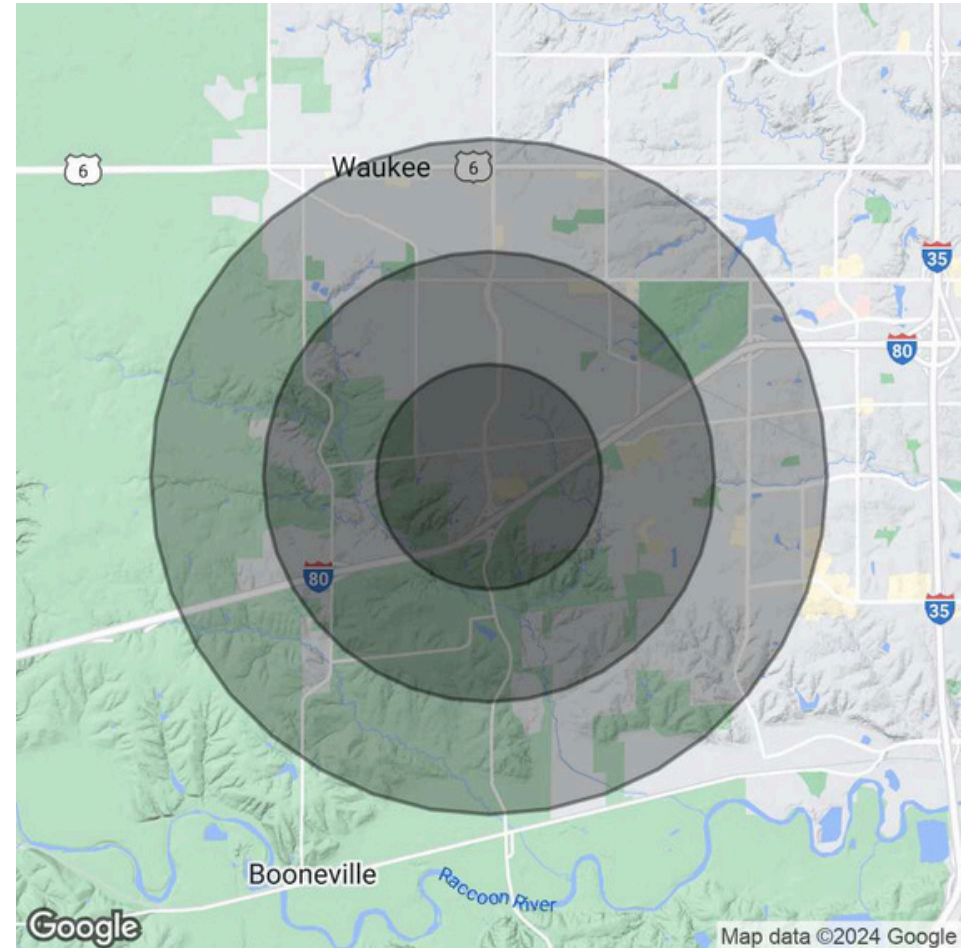
FOR SALE

UNIVERSITY AND GRANDPRAIRIE PARKWAY
University and Grandprairie Parkway Waukee, IA 50263

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,556	17,121	38,778
Average Age	30.9	32.3	34.9
Average Age (Male)	27.3	30.5	33.9
Average Age (Female)	34.8	34.4	35.7

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,421	7,043	16,810
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$103,784	\$105,784	\$106,452
Average House Value	\$301,803	\$288,510	\$268,777

2020 American Community Survey (ACS)



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