

FOR SALE

CS Real Estate Services has a 77 acre piece of land that is conveniently located just north of Hickman Road in the up and coming heart of Waukee. James Pointe is in close proximity for the location of the new Waukee High School, Sports Park, Apple Data Center, and the Waukee Trailhead for the 89-mile paved Raccoon River Valley Bike Trail. This site offers great accessibility and visibility for retail, industrial, and multi-family zoning. .

Information contained here deemed reliable but not guaranteed by CS Real Estate Services

CASEY SHELTON

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TAN LOTS

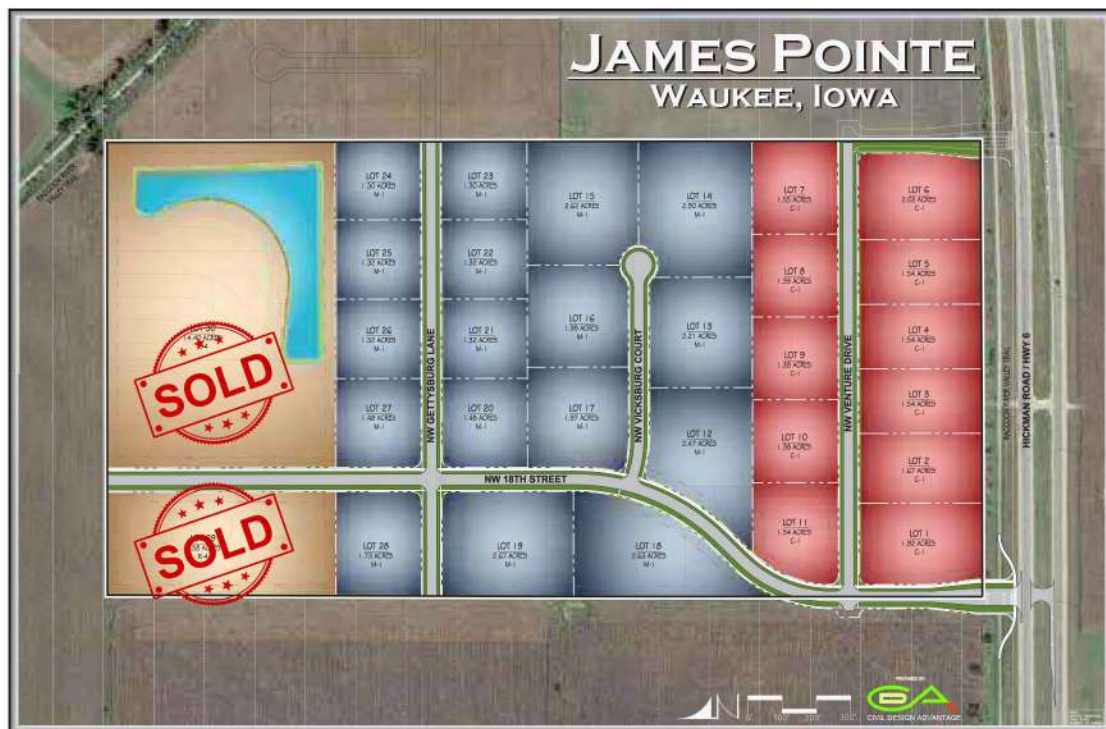
- Medium density
- \$11,500 per acre

BLUE LOTS

- M-1 light industrial
- Outdoor Storage w/ screening
- \$3.75 p/s/f
- Lots 15 & 16 \$4.50 p/s/f
- Lots 21 - 28 \$4.50 p/s/f

RED LOTS

- C-1 commercial
- Lots 1 & 6 \$11.50 p/s/f
- Lots 2-5 \$10.50 p/s/f
- Lots 7-11 \$5.50 p/s/f



NORTHWEST 18TH STREET & HICKMAN ROAD / HWY 6



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JAMES POINTE

HICKMAN ROAD / NORTH 10TH STREET



53,785

2017 Population



65,037

2020 Est. Population



34

Median Age



20,961

Total Employees



\$95,527

Median Household Income

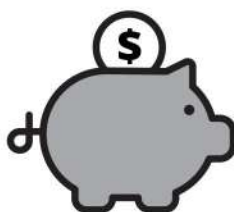


1,198

Total Businesses

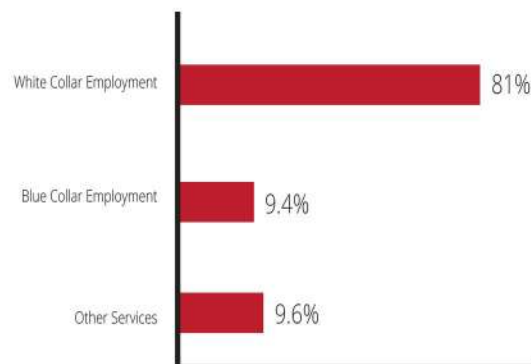
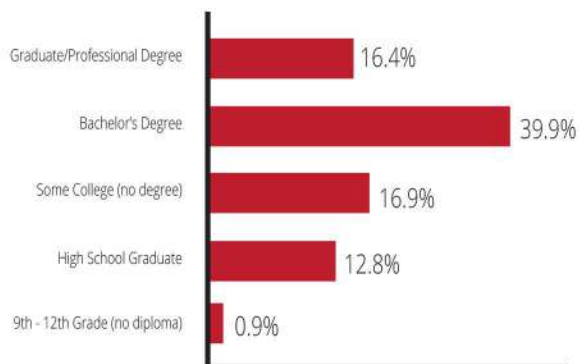


21,180

Total Homes
(owned + rented)

\$281,626

Median Net Worth



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