

## CONNECTIVITY

"I commute downtown to the Capitol Complex. Now, I can zip down to Ashworth and get on the entrance to Grand Prairie Parkway from there. That cuts at least 4-5 minutes each way off my commute. And, it's really easy access to all the things you might choose for entertainment or weekend fun."

— Dave Wempen,  
Waukee Resident



## AMENITIES

"We've always been happy with the schools. The bike trails are amazing, and Centennial Park has pretty much anything you could ever want. It seems many more amenities continue to be opened. When you think about Waukee, you kind of get the best of both worlds – the small town-feel and lots of amenities."

— Kristin Clayton,  
Waukee Resident



## PROGRESS

"Waukee has grown tremendously. People see the good things that are going on in the community and they want to be a part of it. Anything Waukee can do to attract new people to the state is tremendous for our company."

— Kirk Tyler,  
President of Atlantic Coca-Cola Bottling Company



## PEOPLE

"It's important for businesses to locate near growing areas, and Waukee provides a lot of great demographics — a young population, high disposable incomes. I've also seen that our citizens are very passionate. They're invested in the community."

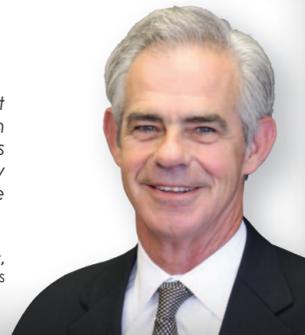
— Niki DePhillips,  
Waukee Resident and Senior VP of Store Development for Kum & Go



## OPPORTUNITY

"What Kettlestone brings to the development community is the infrastructure they've put in already. That's rare in central Iowa, but it allows us as developers to go in and have sites that are ready to go. I don't see a cap on the growth in Waukee coming anytime soon."

— Gerry Neugent,  
President & Chief Executive Officer of Knapp Properties



Visit [www.Waukee.org/LandinWaukee](http://www.Waukee.org/LandinWaukee) for more information about the City of Waukee and all it offers.

**For business or development inquiries, contact:**  
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515-978-7909  
ddutcher@Waukee.org

**To request a Developer Kit of information, contact:**  
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# Land in Waukee

Land in Waukee! You never know what you will discover...

[www.Waukee.org/LandinWaukee](http://www.Waukee.org/LandinWaukee)

# Land in Waukee

## What will you discover?



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## CONNECTIVITY

## PROGRESS

## OPPORTUNITY

## AMENITIES

## PEOPLE



### Desirable Location

- 15-minute drive from downtown Des Moines
- Quick access to metro area retail, dining and entertainment
- Offers big-city amenities, while maintaining a small-town feel

### Grand Prairie Parkway

- Direct connection from Waukee to Interstate 80
- Eases commuter times and reduces traffic congestion
- Opens the City up to substantial development prospects

### Thriving Population

- Has experienced phenomenal growth in recent years
- Current estimated population is 17,965\*, up from 5,410 in 2000
- Growth calls for more services, businesses and jobs

### Record-Breaking Construction

- City issued a record 900 building permits in 2015
- Single-family homes accounted for 372 of those permits
- Record-breaking valuation in 2015 was \$154.4 million

### Kettlestone

- New 1,500 acre innovative mixed-use area
- City-built infrastructure includes ponds, green spaces and trails
- Ripe for commercial and residential development

### Land Availability

- Nearly 1,700 acres of land available for development
- More than 26,000 sq. ft. of space for commercial lease
- 32,000 sq. ft. in commercial rental buildings under construction

### High-Quality Schools

- Home to the state's fastest-growing district
- Known for high-achieving, student-centered approach
- Home to the Aspiring Professionals Experience (APEX) program

### Parks, Trails and Recreation

- Well-maintained City parks and Sugar Creek Golf Course
- Features 19.2 miles of trails including the Raccoon River Valley Trail
- Numerous annual events and festivals draw thousands

### Quality Workforce

- Young, vibrant community and median resident age of 32\*\*
- More than half of residents have bachelor's degrees or higher\*\*
- City supports Home Base Iowa and the UI Venture School

### High-Achieving Residents

- The median household income in Waukee is \$79,979\*\*
- Residents active in many community programs
- Citizen contributions bring on a sense of community pride