



CALIBER  
COMPANY

# KETTLESTONE CENTRAL LAND

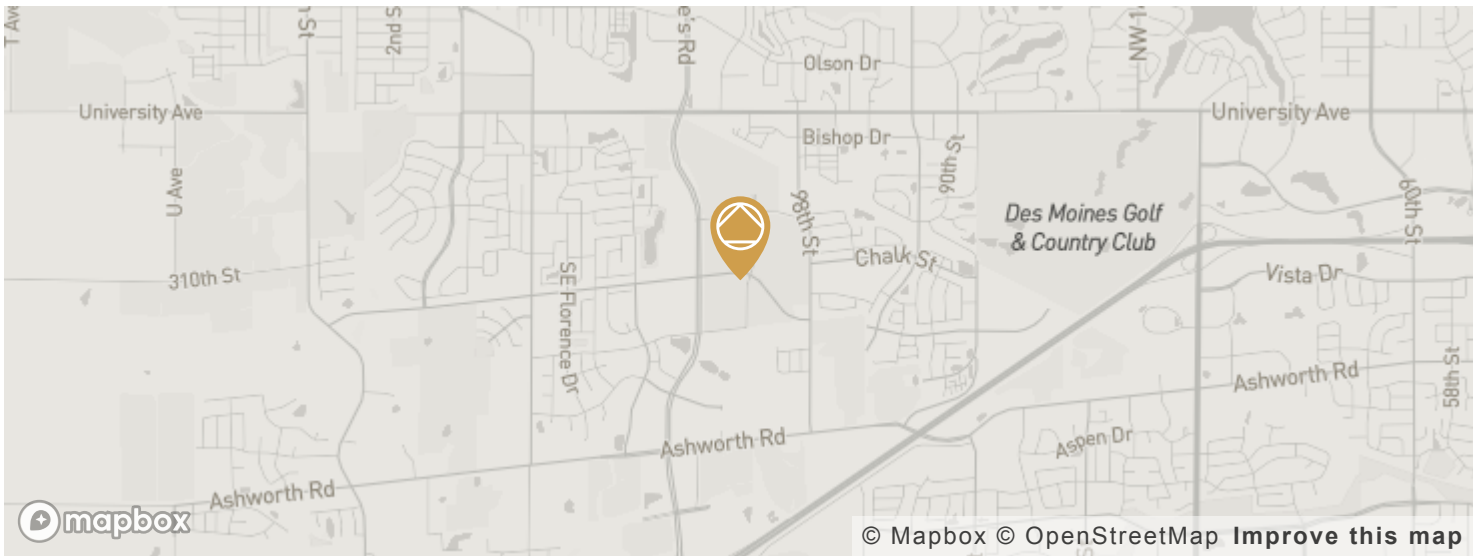


\$30.00 PSF

WAUKEE, IA 50263

LAND

Discover prime real estate in the heart of Kettlestone Central. We are excited to offer two exceptional commercial lots, including a spacious 3.53-acre parcel, within our new mixed-use development. Whether you're envisioning a retail hub, a state-of-the-art office space, a modern medical facility, or a vibrant hospitality venue, Kettlestone Central provides the perfect canvas for your vision. With lot sizes ranging from 1.68 to 3.53 acres, this land can cater to a variety of needs, offering both purchase and build-to-suit options to suit your business requirements. Development is already underway, and buildable lots are being delivered, making this the perfect time to secure your place in Kettlestone Central. Benefit from a strategic location, designed for accessibility and growth, in a thriving community poised for success.



# DEMOGRAPHIC DETAILS

POPULATION	2 MILES	5 MILES
<b>Total Population</b>	<b>25,063</b>	<b>97,581</b>
<b>Average Age</b>	<b>33.4</b>	<b>35.1</b>
Total Employees	4,243	55,883
College Graduate+	57%	57%

HOUSEHOLDS & INCOME

2 MILES

5 MILES

Total Households

9,728

38,140

Owner Occupied Housing

67.80%

67.80%

Average Household Income

\$124,586

\$125,911



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DIRECTOR OF REALTY

JUSTIN  
WASHBURN

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SALES AGENT

JULIANAH  
LOUTSCH

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