

Kettlestone Development

Waukee, Iowa - kettlestonewaukee.com



Kettlestone



Located along Interstate-80, just 15 miles from downtown Des Moines, Kettlestone has quickly become a retail, office and entertainment destination. Since the 2015 opening of Waukee's north-south corridor – Grand Prairie Parkway – the Kettlestone Development has welcomed the corporate headquarters of Holmes Murphy & Associates, leading fintech firm VizyPay as well as a Fleet Farm store, a Sleep Inn & Mainstay Suites and many other businesses. A 40-acre entertainment district is slated to open in the fall of 2023. Diverse housing options, public trails and fishing ponds make Kettlestone an attractive location.

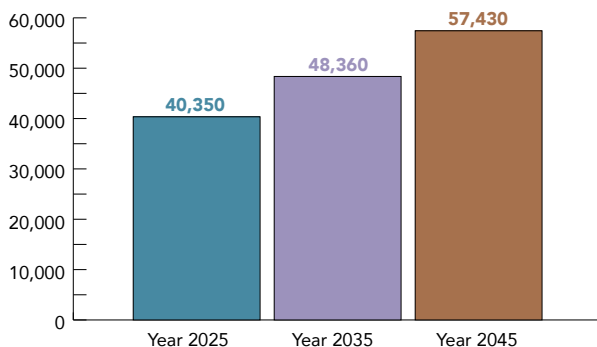
Kettlestone Market Information	2 Miles	5 Miles
Population	25,063	97,851
Average Household Income	\$124,586	\$125,911
Median Age	33.4	35.1
Total Employees	4,243	55,883
Owner Occupied Housing	67.8%	67.8%
Households	9,728	38,140
College Graduate+	57%	57%

Source: ESRI 2020 Estimates

Residents within five miles of the Kettlestone Development are 38% more likely to have above average wealth than the national average.

Source: ESRI 2020 Estimates

Projected Grand Prairie Parkway Traffic Counts



(Source: Foth Engineering, Kettlestone TIS)



Traffic Counts on I-80 at Grand Prairie Parkway Actual: 49,600 AADT
(Source: Iowa Department of Transportation - 2018)

About Waukee

The City of Waukee is recognized as the fastest-growing (large) city in Iowa and is located in Dallas County—the fourth fastest-growing county in the U.S. Waukee offers a friendly, community-oriented vibe featuring quality schools, parks, trails, entertainment and enrichment opportunities. The City is also dedicated to economic development and business opportunities. The 2020 U.S. Census numbers show that Waukee's population is 23,940 residents. Since 2010, the community grew by 10,150 residents, equaling 74 percent growth in a decade. City officials project that Waukee's population could reach 35,000 by the year 2030.

Waukee is #11 on MONEY's "50 Best Places to Live in the U.S." List – 2021

Entertainment District

KeeTown Loop, the 40-acre entertainment district headed to Waukee's Kettlestone Development, will feature a 3,000-capacity live entertainment venue, two hotels, multifamily housing, restaurants and much more. Once open, the Live Nation venue at the heart of the development is expected to host more than 100 events annually. More project announcements are expected, and a fall 2023 grand opening is anticipated! Developers expect KeeTown Loop to draw more than 350,000 people to Kettlestone annually.



Triumph Park

Located northwest of Kettlestone is the City's premier sports and recreation complex, Triumph Park. The park features 12 softball/baseball fields, practice areas, concessions, an 11-acre pond, the Waukee EPIC Inclusive Playground, the Greater Iowa Credit Union Miracle League® Field and an ADA-compliant fishing pier. Triumph Park will host thousands of visitors from across the region and state annually.



See available properties in the Kettlestone Development!



Need more Kettlestone?

Contact: **Jennifer Brown**

City of Waukee

Economic Development

Phone: **515-978-7410**

Email: **jbrown@Waukee.org**