

DEVELOPMENT LAND FOR SALE

DALLAS COUNTY

144.84
ACRES M/L | IOWA



LISTING #19294

ERIC BOHNENKAMP

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DEVELOPMENT LAND FOR SALE

DALLAS COUNTY

Peoples Company is pleased to present 144.84 acres m/l of premier, development-ready land ideally positioned on the western edge of Waukee—one of the fastest-growing communities in the nation. Located in Dallas County and directly adjacent to Waukee’s corporate limits, this property offers a rare opportunity to capitalize on the area’s continued growth and strong demand for new development.

The property is located 1 mile north of Hickman Road and 1 mile west of NW 10th Street, providing excellent access to the surrounding area. The property is located within the Waukee Community School District, consistently ranked one of the top school districts in the state of Iowa.

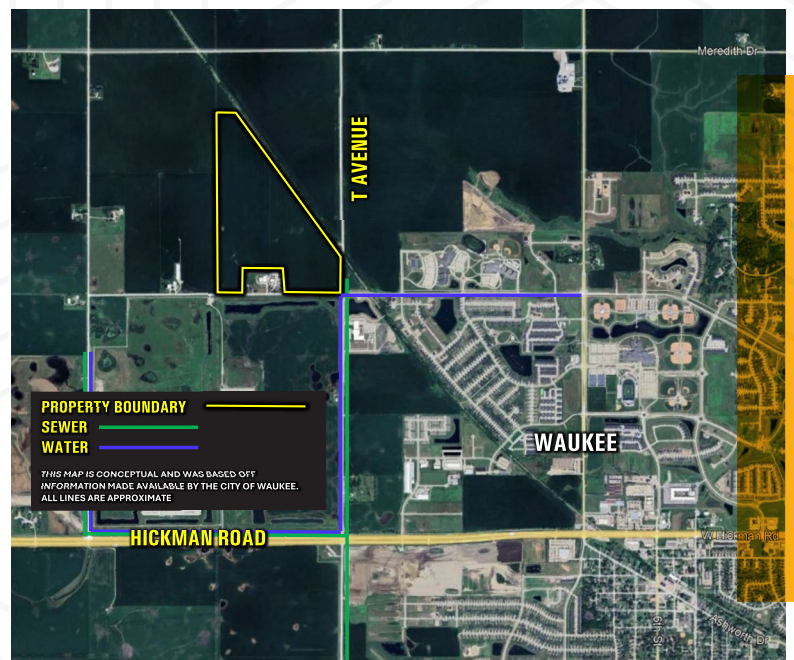
The site has close proximity to some of the Waukee’s newest amenities, including Waukee North Middle School, Trailridge School and sports complex, the Waukee CSD Natatorium—a 65,000-square foot, state of the art aquatic facility, and Triumph Park, a 66-acre public park. Waukee Northwest High School is also located just one mile to the east, further enhancing the property’s appeal for residential development. Additional development in the area includes Waukee’s new Public Safety Facility, located at the SE corner of Douglas Parkway and NW 20th Street (T Avenue), which opened in 2025.

Infrastructure is available near the property, with access to city water and sewer services at the intersection of NW Douglas Parkway and NW 20th Street (T Avenue). Recent improvements to NW 20th Street and Douglas Parkway provide excellent connectivity and ease of access, positioning this property for development.

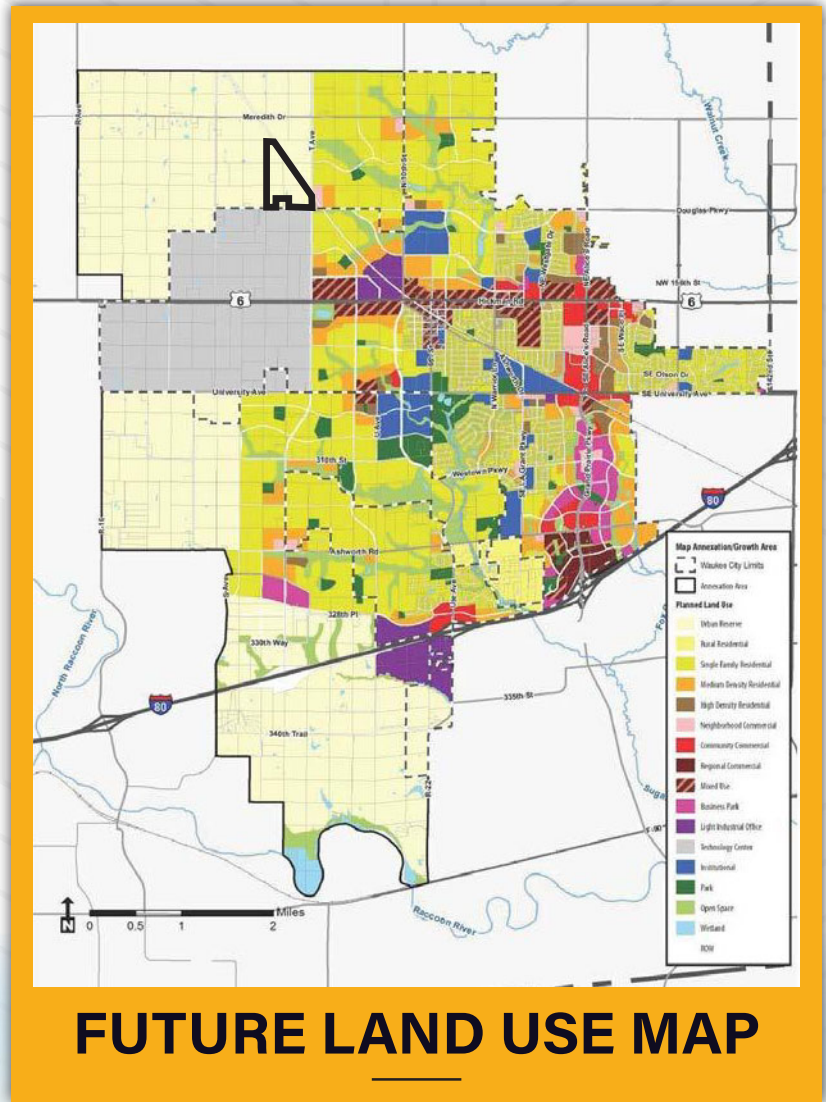
For additional details,
please contact the listing agent.



UTILITY MAP



144.84 | IOWA
ACRES M/L



FROM WAUKEE:

Head west on Hickman Road. Turn north at T Avenue and continue north for approximately 1 mile. The property is located at the northwest corner of the intersection of T Avenue and Douglas Parkway.

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Cumming, IA 50061



PeoplesCompany.com
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SCAN THE QR
CODE TO THE
LEFT WITH YOUR
PHONE CAMERA
TO VIEW THIS
LISTING ONLINE!



PREMIER DEVELOPMENT LAND DALLAS COUNTY

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