

650 AND 850 BRICK DRIVE, WAUKEE, IA 50263



650 Brick Drive



850 Brick Drive

**PRICE
REDUCED!**

Williams Pointe Development Land

- Sale Price: \$76,230/acre
- Lot Sizes: 43.4 Acres Total
 - 650 Brick Dr: 17.8 Acres
 - 850 Brick Dr: 25.6 Acres
- Traffic Count: 14,800 VPD
- High Density MUH Development Opportunity!
- All infrastructure in place!
- Located on heavily anticipated Alice's Rd Corridor. Interchange will be constructed a little over a mile to the south. All traffic will feed into and by this site.
- Property sits just north of SE University Ave/Alice's Rd intersection.
- Surrounding developments include: Waukee High School, Williams Pointe Condos, The Village at Legacy Pointe Retirement Community, Gilcrest Jewett, and Stivers Ford.

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Demographics: 5 Mile Radius

Population:	31,214
Average Household Size:	2.67
Owner Occupied Housing Units:	9,391
Renter Occupied Housing Units:	2,302
Median Income:	\$76,768



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