



# Pad Site Available

405 E. Hickman Road  
Waukee, Iowa  
50263

## Prime Development Land Available in Waukee

1.1-acre pad site available for sale, ground lease or build-to-suit in Waukee with convenient access to Hickman Road; located adjacent to multiple single-family and multi-family housing developments, retail, office, commercial, and hospitality.

**Address** 405 E. Hickman Road

**Location** Waukee, Iowa 50263

**Size** 1.1 acres (48,237 SF)

**Sale Price** \$21.00 PSF

**Ground Lease/BTS** Negotiable

**Zoning** Commercial

### Property information

- Positioned off Hickman Road (Hwy 6)
- Located at a controlled intersection just south of the Palms Movie Theater, next to Chipotle and Culver's

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Location

