

# HALSTON SQUARE

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**FOR SALE OR BUILD-TO-SUIT**  
SITES FROM 1.0 TO 13.03 ACRES

SE CORNER OF WESTOWN PARKWAY AND  
PRAIRIEVIEW CROSSING DR, WAUKEE, IA



13.03 AC



# WELCOME TO HALSTON SQUARE

Halston Square represents a premier development opportunity encompassing 13.03 Acres of strategically positioned land in Waukee, one of Des Moines' most dynamic and rapidly growing submarkets. Located in the heart of Iowa's thriving metropolitan corridor, this development site benefits from Waukee's reputation as a highly desirable community known for its excellent schools, robust economic growth, and strong residential demand. The property's substantial acreage offers significant flexibility for mixed-use, residential, or commercial development, capitalizing on the submarket's continued expansion and the broader Des Moines area's economic momentum.

With its prime positioning in a community that has consistently ranked among Iowa's fastest-growing cities, Halston Square presents an exceptional opportunity to create a landmark development that serves the evolving needs of this vibrant and affluent market.



**13.03**  
**TOTAL ACRES**



**MIXED-USE**  
**LAND FOR DEVELOPMENT**



**BTS**  
**OPPORTUNITY**

# ABOUT WAUKEE

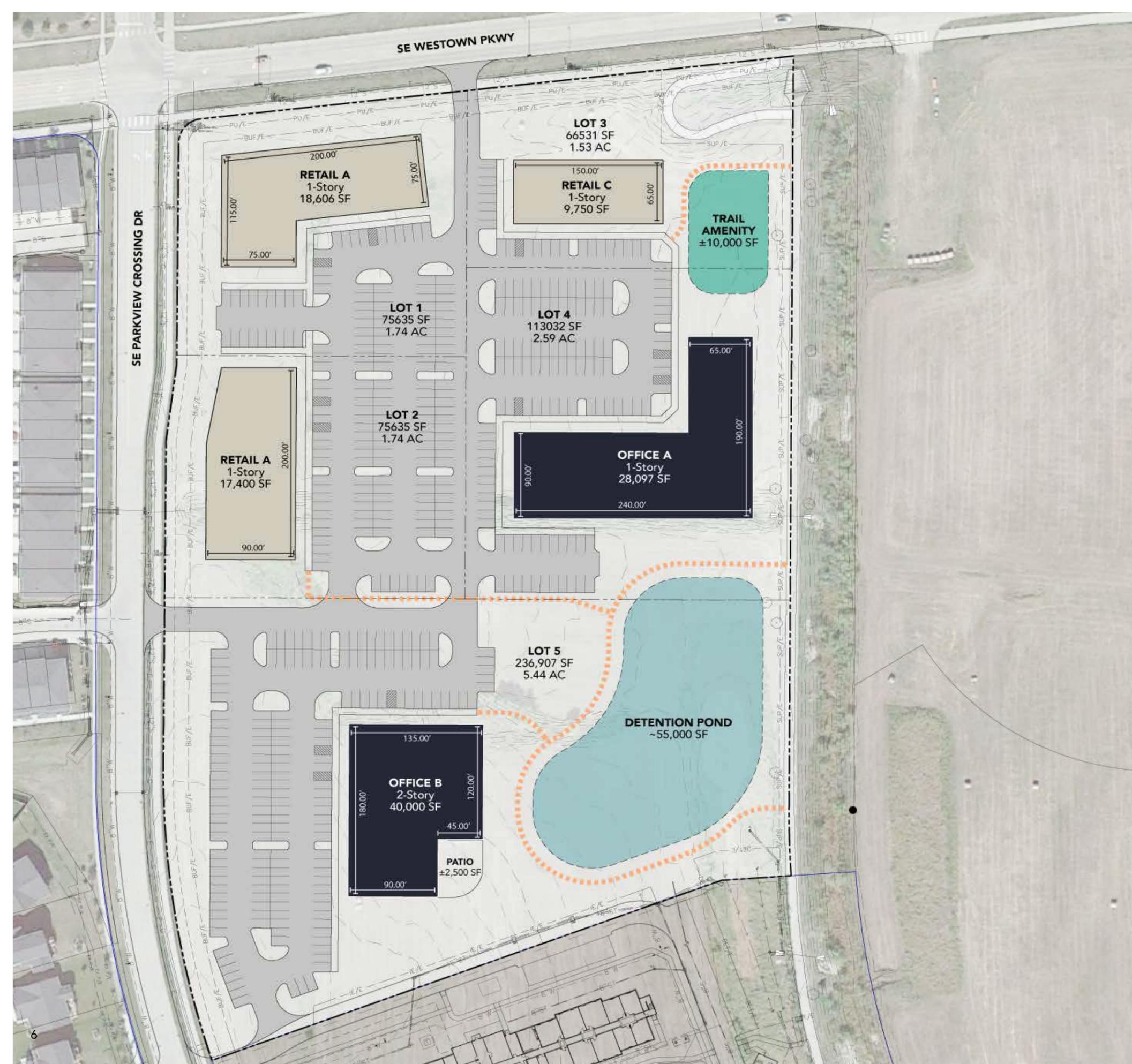
Waukee is a rapidly growing suburb located in Dallas County, Iowa, approximately 20 miles west of downtown Des Moines. Once a small farming community, Waukee has transformed into one of Iowa's fastest-growing cities. The city is highly regarded for its excellent school district, family-friendly amenities, and strong sense of community, making it a popular destination for young families and professionals seeking suburban living with easy access to Des Moines employment opportunities. Waukee maintains its small-town charm while offering modern conveniences, parks, recreational facilities, and a thriving local business district that serves both residents and the broader metro area.

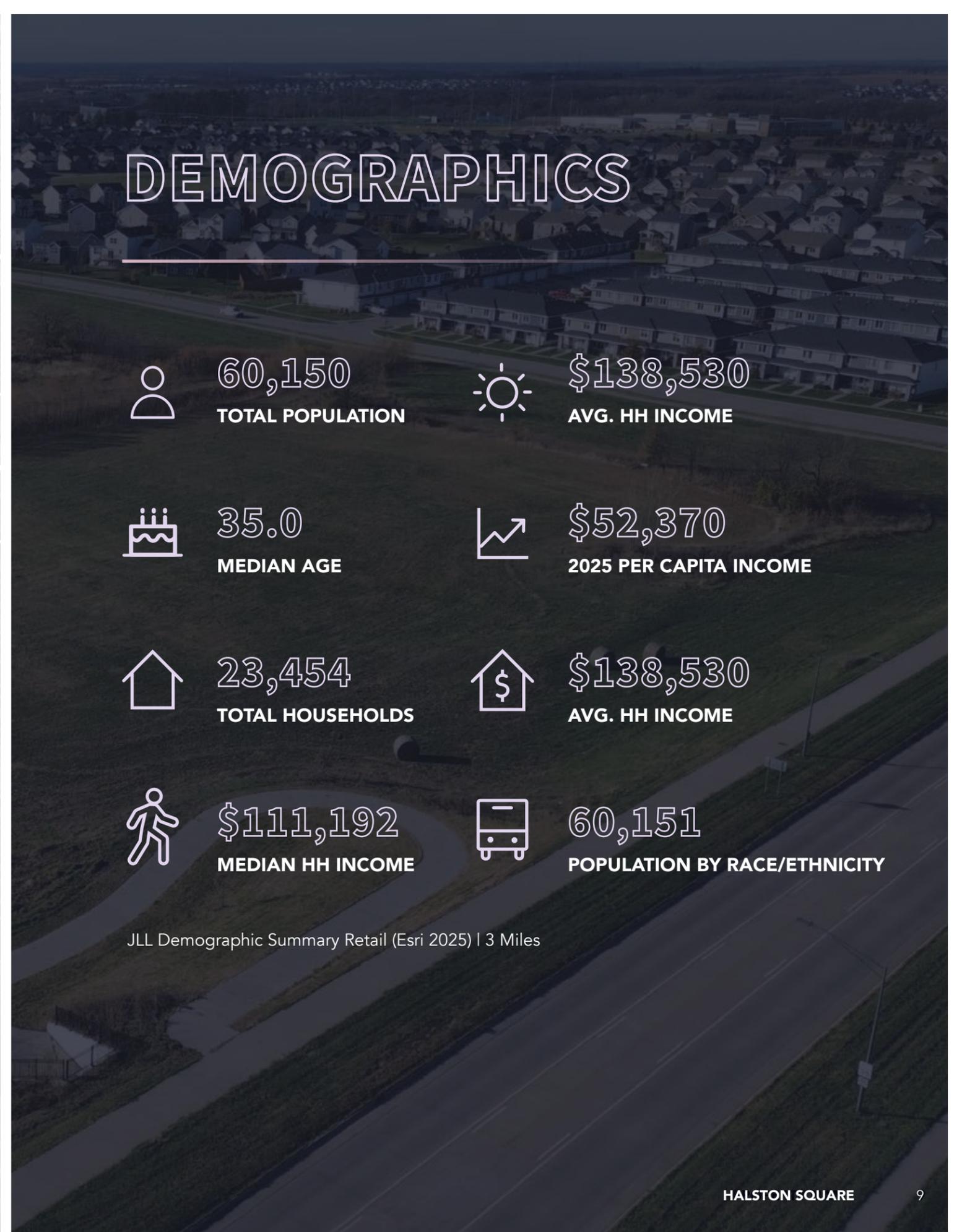
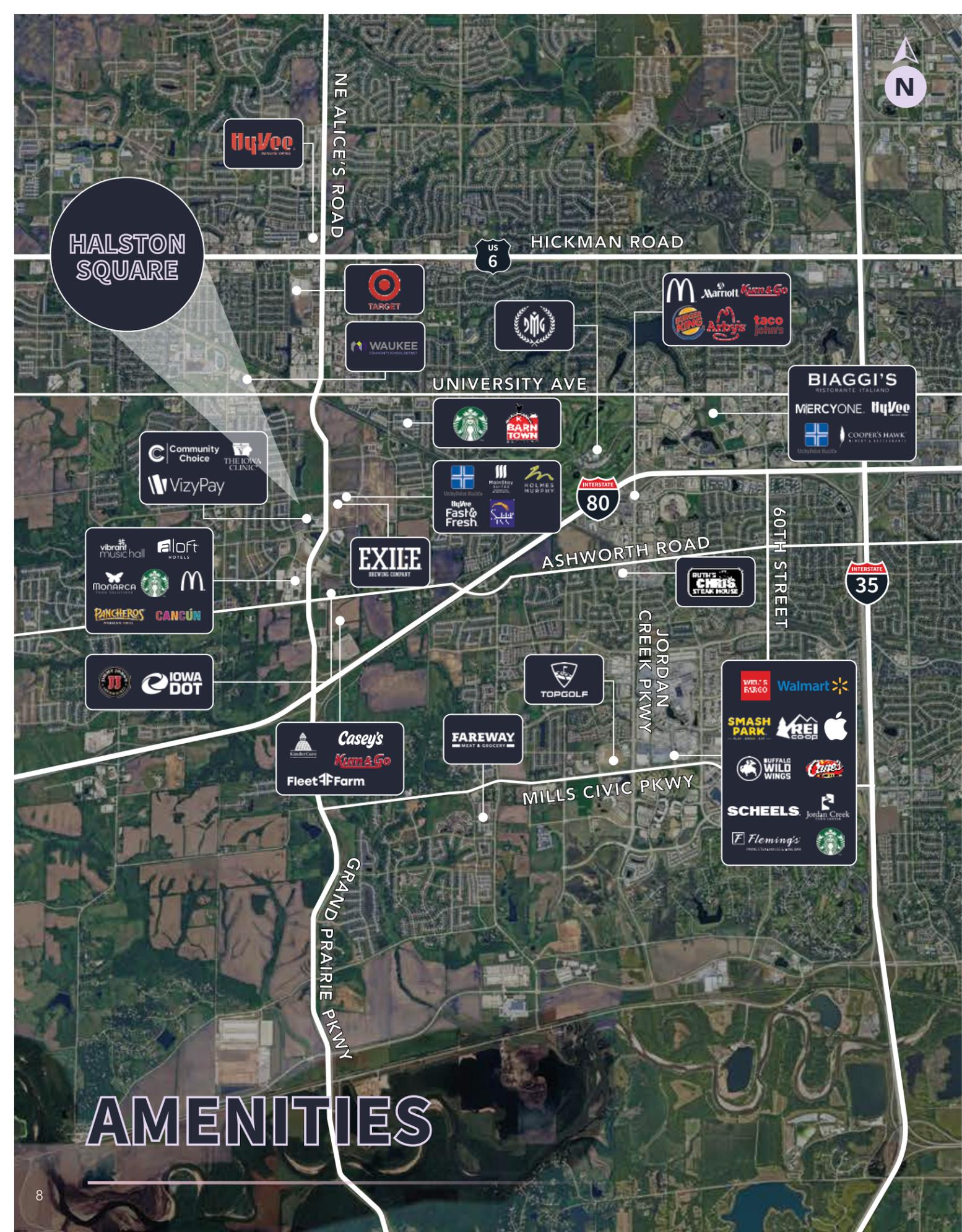


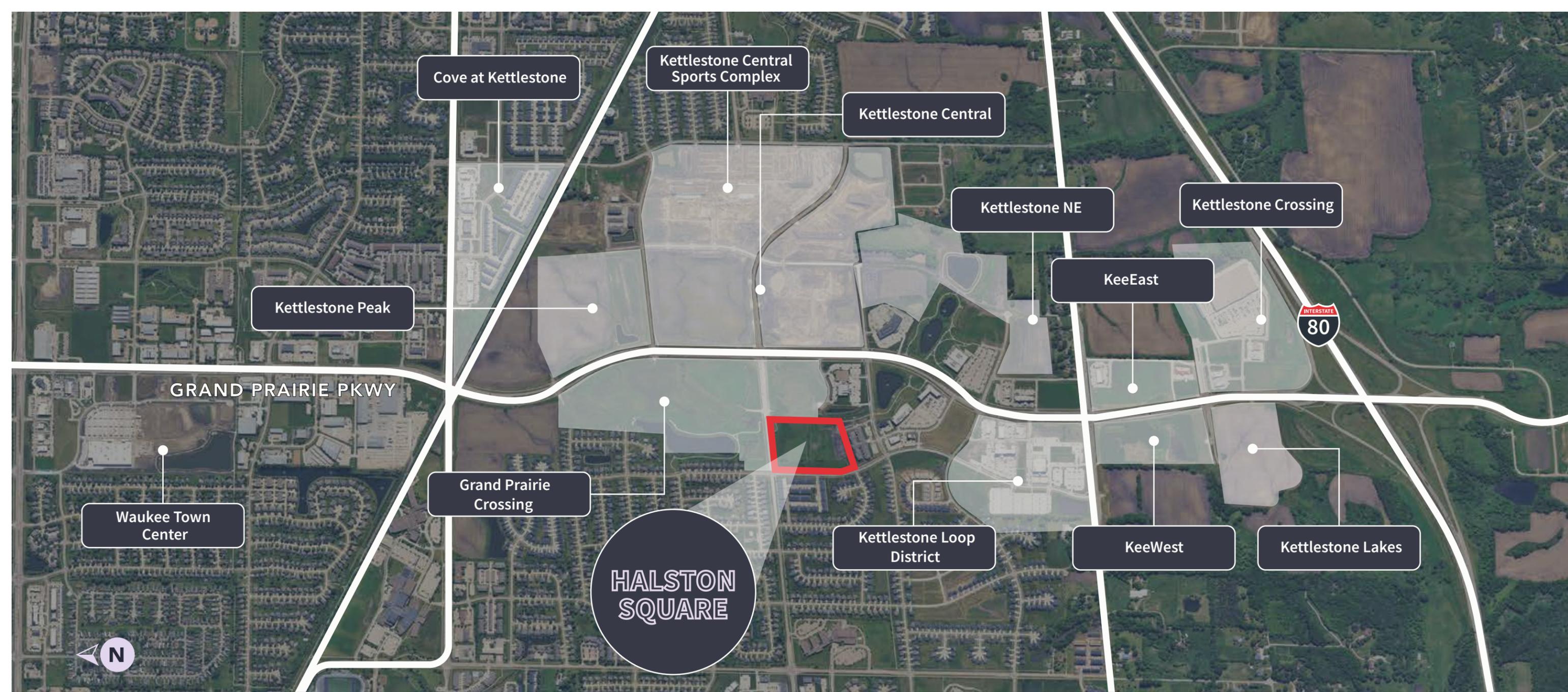
# SPECULATIVE SITE PLAN

## DEVELOPMENT SUMMARY

<b>TOTAL AREA</b>	13.03 Acres (±567,738 SF)
<b>LOT 1</b>	1.74 Acres (±75,635 SF)
<b>LOT 2</b>	1.74 Acres (±75,635 SF)
<b>LOT 3</b>	1.53 Acres (±66,531 SF)
<b>LOT 4</b>	2.59 Acres (±113,032 SF)
<b>LOT 5</b>	5.44 Acres (±236,907 SF)



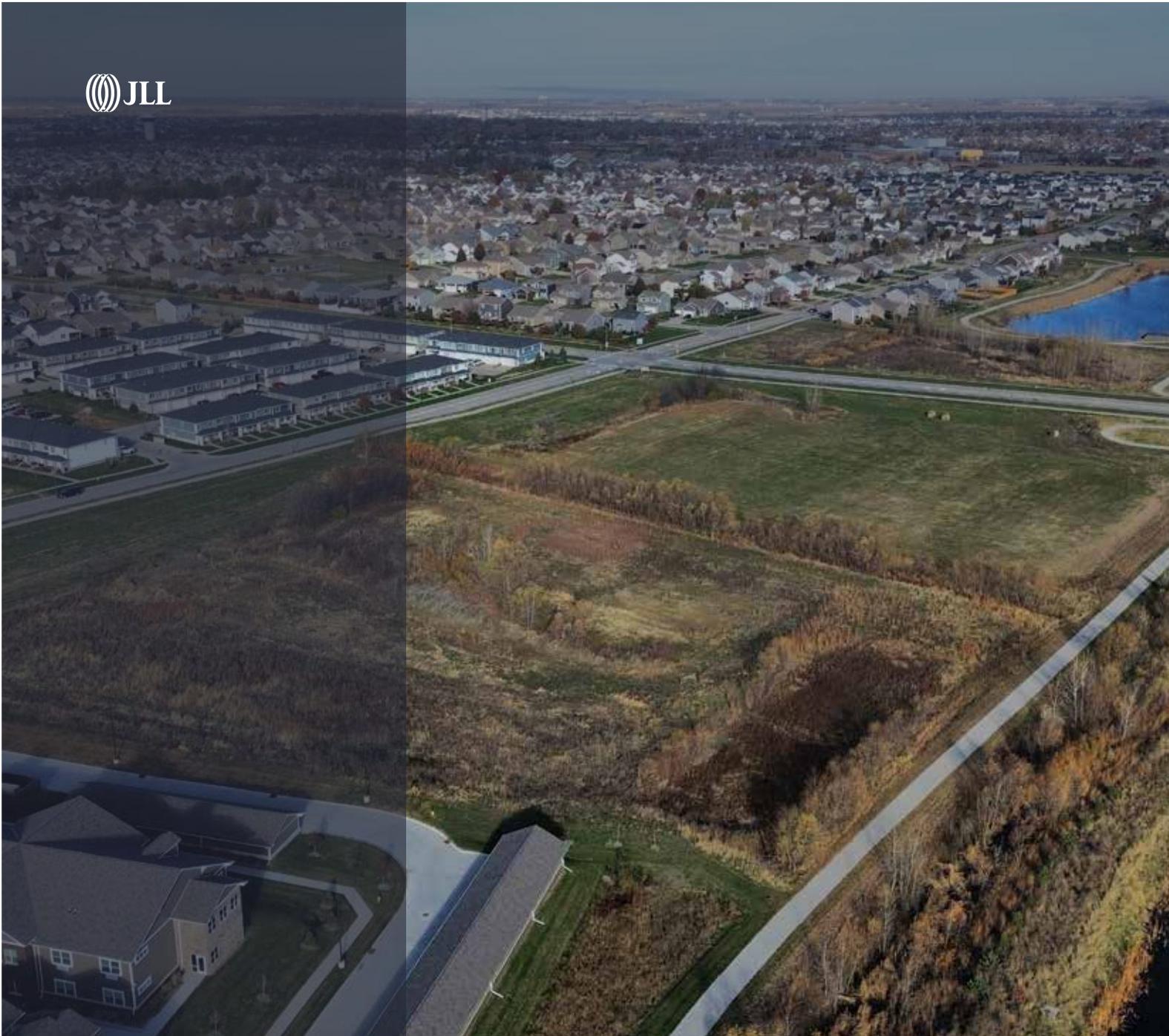




# WAUKEE DEVELOPMENT

1. Keetown Loop District - Live Nation anchored development includes hotels, retail and restaurants
2. Cove at Kettlestone - Multi-tenant retail center
3. Kettlestone Peak - Retail and residential development with Mullet's restaurant
4. Grand Prairie Crossing - Mixed-use development including office, medical clinics and support retail. Anchored by The Iowa Clinic, and Edencrest.

5. Kettlestone Central Sports Complex - All Iowa Attack Fieldhouse
6. Kettlestone Central - Mixed-use development featuring multifamily and youth sports complex, Exile Brewing and Breakfast Club
7. Kettlestone NE
8. KeeWest - Retail, commercial development land anchored by Caseys's
9. KeeEast - Retail, commercial development land anchored by Kindercare
10. Kettlestone Lakes - Retail, office, multifamily
11. Kettlestone Crossing - Retail, medical, office development, anchored by Fleet Farm



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