



PROPERTY SUMMARY

The FOX VALLEY development is located west of Alice's Road (Avenue V) at NW Hillside Boulevard between Meredith Drive and NW Douglas Parkway in Waukee, Iowa.

PLAT 1 - 54 residential lots ranging in size from 8,228 SF to 24,719 SF (0.19 - 0.57 acres). Choose from daylight, walkout to water, full basement and full/daylight. Starting price range is \$95,000 to \$118,000. Bring your own builder. **Only 10 single family lots remain for sale!**

PLAT 2 - 54 residential lots ranging in size from 7,150 SF to 18,466 SF (0.16 - 0.42 acres) Choose from daylight, walkout, and full basement. Starting price range is \$95,000 to \$125,000. Bring your own builder. **All 54 lots will be ready for building Summer 2026. 40 single family lots remain for sale!**

The City of Waukee is one of the fastest growing cities in Iowa and located in Dallas County which is known to be the fourth fastest growing counties in the U.S. Waukee is located about 15 Miles west of Des Moines, 10 miles from West Des Moines and 6.8 miles from Urbandale. Waukee offers residents 18 City parks, 23 miles of trails, proximity to golf courses, recreational activities, annual festivals, growing school system, and easy access to Interstate 80.



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Licensed in the State of Iowa



Plat	Lot	Address	Price	Acres	Lot SF	Lot Buildable SF	Lot Type
1	10	55 NW Rolling Dr	\$115,000	0.53	22,970	10,633	Full /Daylight
1	11	45 NW Rolling Dr	\$115,000	0.53	22,887	11,324	Full/Daylight
1	25	60 NW Crabtree Ln	\$110,000	0.27	11,908	4,800	Full Basement
1	26	70 NW Crabtree Ln	\$99,000	0.24	10,544	4,604	Full Basement
1	27	80 NW Crabtree Ln	\$99,000	0.30	13,085	4,077	Full Basement
1	28	90 NW Crabtree Ln	\$99,000	0.28	12,343	3,553	Full Basement
1	30	110 NW Crabtree Ln	SOLD	0.21	9,100	3,500	Full Basement
1	31	120 NW Crabtree Ln	\$99,000	0.21	9,170	3,535	Full Basement
1	37	1540 NW Rolling Dr	\$95,000	0.28	12,216	4,025	Full Basement
1	39	1550 NW Parkside Dr	\$95,000	0.28	12,062	3,921	Full Basement
1	43	1590 NW Parkside Dr	\$99,000	0.21	9,100	3,850	Full Basement
1	46	1630 NW Parkside Dr	SOLD	0.33	14,545	5,109	Full Basement
2	1	NW Alderleaf Dr	\$105,000	0.32	14,076	5,368	Walkout
2	2	NW Alderleaf Dr	\$110,000	0.21	8,991	4,661	Walkout
2	3	NW Alderleaf Dr	\$110,000	0.20	8,754	4,451	Walkout
2	4	NW Alderleaf Dr	\$110,000	0.19	8,314	4,060	Walkout
2	5	NW Alderleaf Dr	\$110,000	0.18	7,912	3,747	Walkout
2	6	NW Alderleaf Dr	\$110,000	0.17	7,552	3,431	Walkout

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Plat	Lot	Address	Price	Acres	Lot SF	Lot Buildable SF	Lot Type
2	7	NW Alderleaf Dr	\$115,000	0.27	11,678	5,558	Walkout
2	8	NW Alderleaf Dr	\$110,000	0.25	10,800	5,074	Daylight
2	9	NW Alderleaf Dr	\$100,000	0.17	7,537	3,379	Daylight
2	10	NW Alderleaf Dr	\$100,000	0.17	7,536	3,378	Daylight
2	11	NW Alderleaf Dr	\$100,000	0.17	7,449	3,303	Daylight
2	12	NW Alderleaf Dr	\$100,000	0.17	7,498	3,349	Daylight
2	13	NW Alderleaf Dr	\$100,000	0.17	7,499	3,350	Daylight
2	14	NW Alderleaf Dr	\$95,000	0.24	10,306	3,171	Daylight
2	15	NW Rolling Dr	\$95,000	0.24	10,226	3,150	Daylight
2	16	NW Rolling Dr	\$100,000	0.16	7,150	3,150	Daylight
2	17	NW Rolling Dr	\$110,000	0.17	7,316	3,270	Walkout
2	18	NW Rolling Dr	\$110,000	0.17	7,372	3,223	Walkout
2	19	NW Rolling Dr	\$125,000	0.32	13,996	6,846	Walkout
2	20	NW Rolling Dr	\$125,000	0.42	18,466	9,771	Daylight
2	21	NW Rolling Dr	\$105,000	0.23	10,104	4,840	Daylight
2	22	NW Rolling Dr	\$100,000	0.21	9,046	4,523	Daylight
2	23	NW Rolling Dr	\$100,000	0.19	8,305	4,070	Daylight

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Plat	Lot	Address	Price	Acres	Lot SF	Lot Buildable SF	Lot Type
2	24	NW Rolling Dr	\$100,000	0.25	10,959	3,523	Daylight
2	25	NW Rolling Dr	\$100,000	0.17	7,540	3,360	Daylight
2	26	NW Rolling Dr	\$95,000	0.24	10,521	3,331	Full Basement
2	27	NW Rolling Dr	\$100,000	0.29	12,506	4,140	Full Basement
2	28	NW Rolling Dr	\$110,000	0.21	9,100	3,850	Daylight
2	29	NW Rolling Dr	\$110,000	0.21	9,100	3,850	Daylight
2	30	NW Rolling Dr	\$110,000	0.21	9,100	3,850	Daylight
2	31	NW Rolling Dr	\$110,000	0.21	9,100	3,850	Daylight
2	32	NW Rolling Dr	\$105,000	0.21	9,100	3,850	Full Basement
2	33	NW Rolling Dr	\$105,000	0.21	9,100	3,850	Full Basement
2	34	NW Rolling Dr	\$105,000	0.21	9,100	3,850	Full Basement
2	35	NW Rolling Dr	\$110,000	0.21	9,100	3,850	Daylight
2	36	NW Rolling Dr	\$110,000	0.21	9,100	3,850	Daylight
2	37	NW Rolling Dr	\$110,000	0.21	9,100	3,850	Daylight

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Plat	Lot	Address	Price	Acres	Lot SF	Lot Buildable SF	Lot Type
2	38	NW Rolling Dr	\$120,000	0.21	9,100	3,850	Walkout
2	39	NW Rolling Dr	\$110,000	0.21	9,100	3,850	Daylight
2	40	NW Rolling Dr	\$105,000	0.28	12,389	4,118	Daylight
2	41	NW Alderleaf Dr	SOLD	0.28	12,389	4,118	Daylight
2	42	NW Alderleaf Dr	SOLD	0.21	9,100	3,850	Daylight
2	43	NW Alderleaf Dr	SOLD	0.21	9,100	3,850	Full Basement
2	44	NW Alderleaf Dr	SOLD	0.21	9,100	3,850	Full Basement
2	45	NW Alderleaf Dr	SOLD	0.21	9,100	3,850	Full Basement
2	46	NW Alderleaf Dr	SOLD	0.21	9,100	3,850	Full Basement
2	47	NW Alderleaf Dr	SOLD	0.21	9,100	3,850	Full Basement
2	48	NW Alderleaf Dr	SOLD	0.22	9,450	4,125	Daylight
2	49	NW Alderleaf Dr	SOLD	0.22	9,450	4,125	Daylight
2	50	NW Alderleaf Dr	SOLD	0.22	9,787	4,374	Daylight
2	51	NW Alderleaf Dr	SOLD	0.24	10,462	4,905	Daylight
2	52	NW Alderleaf Dr	SOLD	0.26	11,137	5,435	Daylight
2	53	NW Alderleaf Dr	SOLD	0.26	11,474	5,715	Walkout
2	54	NW Alderleaf Dr	SOLD	0.36	15,656	6,113	Daylight

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