

Turnberry Square Land

Highway 28 & Turnberry Road
Norwalk, Iowa
www.cbre.com/desmoines

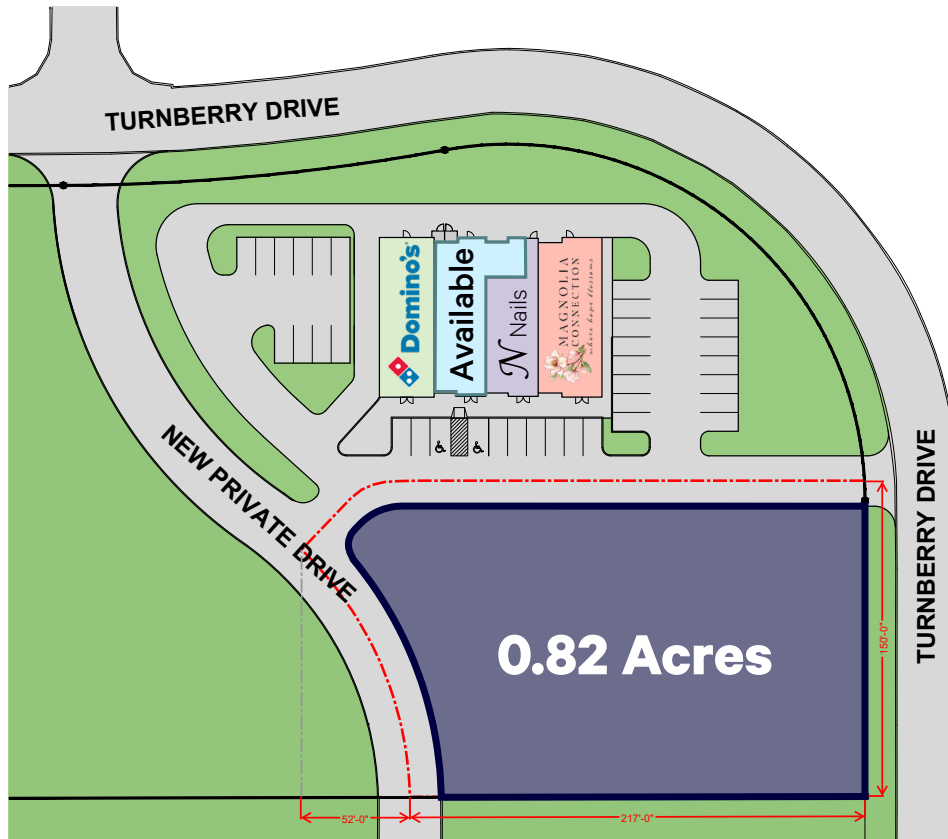
0.82 Acre retail development lot available along Highway 28 in the booming suburb of Norwalk - available for sale, ground lease or build to suit. Located adjacent to the newly constructed retail strip center.

Pricing

- + 0.82 acre Rear Lot
- + Sale Price - \$14.00/SF
- + Build to Suit: Negotiable



Site Plan



Turnberry Square Land

Highway 28 & Turnberry Drive | Norwalk, Iowa

For Sale or Build to Suit

Norwalk

Family-friendly, economically strong, with small-town ambience and nearby, city-sized opportunity, Norwalk has everything you're looking for in a place to live. In fact, in its 2010 survey of 863 U.S. communities, Bloomberg BusinessWeek named Norwalk as the Best Affordable Suburb in Iowa. Just 10 minutes from the metro, Norwalk offers livability in a fresh, family-oriented package: safety, excellent schools, housing diversity, green space. Whatever your criteria for a compelling community, take notice of Norwalk.



One of the safest cities in Iowa for five years running

Location is everything and Norwalk's proximity to the Des Moines International Airport, major highways and interstates, as well as shared borders with Des Moines and West Des Moines make it a prime location for development, career commuting, and top rated schools. We are proud to say that Norwalk has been ranked one of the safest cities in Iowa for five years running. Be sure to check out our growing list of great restaurants, gorgeous golf courses and beautiful Lake Colchester!

Norwalk Central Development

Norwalk Central is a large mixed-use development area in the heart of the city that stretches between Beardsley St. to High Rd. along the east side of Sunset Dr./HWY 28.

The next areas to continue development within Norwalk Central is The Gregg Young Sports Campus which will include the City State Bank Norwalk Fieldhouse, Heartland Sports Fields, Sportsplex USA, and retail space.

Some existing developments in Norwalk Central include the Colonial Parkway district which hosts City State Bank, Elizabeth Holland Park with ponds and trail, and a Light Industrial Park (Capital City Fruit, Loffredo Fresh Produce, K&R Building Supply).

This area is being designed to provide the community, visitors and tourists with an all-encompassing experience. The area will entail multiple opportunities for recreation, sporting venues, fitness, entertainment, retail shopping, service providers, eateries, hotels, and public spaces such as parks, trails, amphitheater, and civic/community facilities.

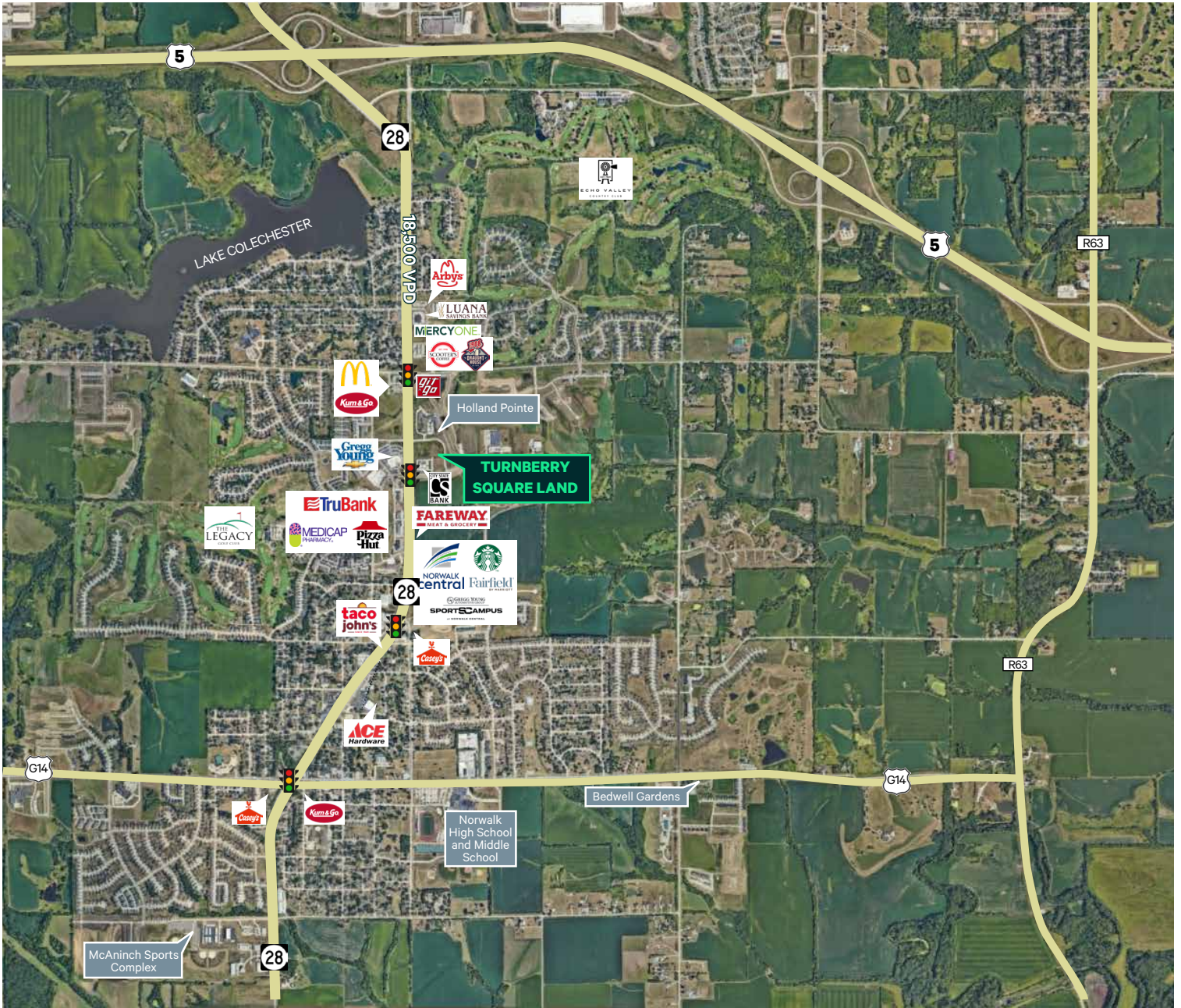
Source: norwalkcentral.com

www.cbre.com/desmoines

AREA DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2024 Businesses	101	360	1,284
2024 Employees	1,106	6,010	21,165
2024 Population - Current Year Estimate	7,565	18,121	55,547
2020-2024 Annual Population Growth Rate	2.38%	1.66%	0.99%
2024 Daytime Population	5,062	14,591	47,308
Average Household Income	\$129,937	\$112,565	\$97,170
Median Household Income	\$101,112	\$84,147	\$72,825
2024 Per Capita Income	\$48,228	\$42,902	\$38,786
2024 Households - Current Year Estimate	2,747	6,918	22,126
2029 Households - Five Year Projection	3,034	7,483	23,285
2024 Average Household Size	2.71	2.59	2.48



Location



Contact Us

Bill Wright

Senior Vice President
+1 515 210 3050
bill.wright2@cbre.com
Licensed in the State of Iowa.

Chris Pendroy, CCIM, SIOR

Senior Vice President
+1 515 402 6600
chris.pendroy@cbre.com
Licensed in the State of Iowa.

Grant Wright, CCIM

First Vice President
+1 515 745 5113
grant.wright@cbre.com
Licensed in the State of Iowa.

Dakota Little

Sales Associate
+1 515 745 4378
dakota.little@cbre.com
Licensed in the State of Iowa.

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.