

1.33 ACRES PAD READY LAND FOR SALE

norwalk, iowa

WELCOME TO NORWALK central



 1.33 ACRES

E. 18TH STREET

CBRE



PROPERTY OVERVIEW

Pad Site	1.33 Acres (57,935 SF)
Sale Price	Contact Brokers for Pricing
Zoning	C-2
Site Improvements	Pad ready site with parking, detention, lighting, curbs & all utilities in place. Potential to build on entire green space.

The subject property is a 1.33 acre parcel in Norwalk Central, the new \$300+ million, 70-acre town center for the community of Norwalk. A few components that make this district different are the convertible flex spaces and the year-round activity offerings. A 20+ acre indoor-outdoor sports and recreation campus are the anchor piece within the unique public-private endeavor, allowing for both private development to help balance the city's tax base, as well as much needed space and amenities for the public to gather and enjoy.

SITE PLAN



FIELDHOUSE

1.33 ACRES

FAREWAY FIELDS





THE HEART OF NORWALK

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



ESTIMATED FOOT TRAFFIC

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Turf Foot Traffic	0	0	22,480	42,686	46,322	49,249	48,532	43,846	40,412	32,266	0	0	325,792
Courts Foot Traffic	38,799	35,375	26,607	21,922	14,480	18,559	15,841	17,574	15,736	16,213	31,291	35,519	287,915
Private Building Traffic	17,821	16,249	17,297	17,297	17,821	17,297	17,821	17,821	17,297	17,821	17,297	17,821	209,664
TOTAL FOOT TRAFFIC	56,620	51,624	66,383	81,905	78,623	85,105	82,194	79,242	43,445	66,300	48,586	53,341	823,371

AREA INFO

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.



#1 BEST PLACE TO LIVE IN WARREN COUNTY

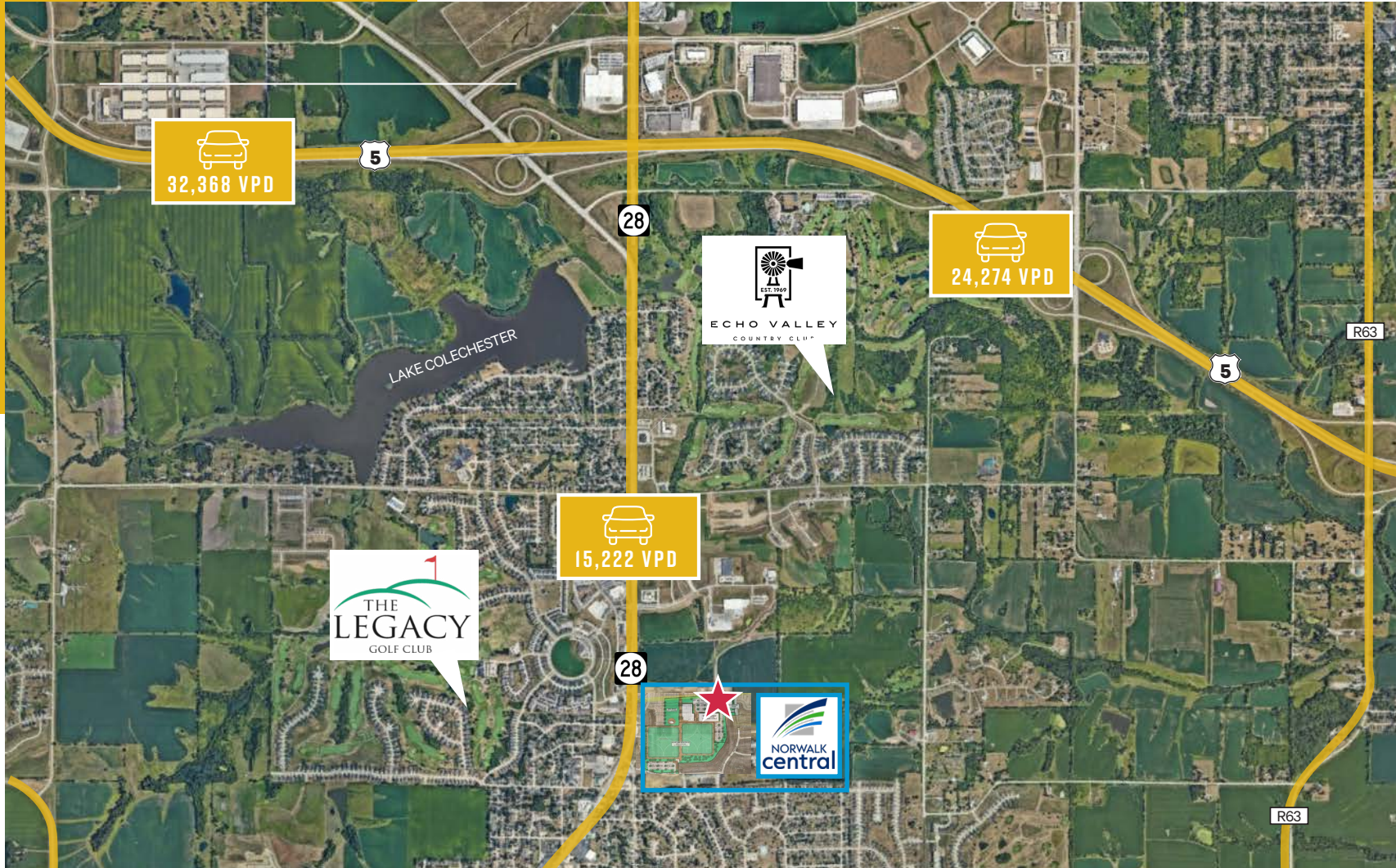
#6 BEST SUBURBS TO BUY A HOUSE IN IOWA

#17 BEST TO RAISE A FAMILY IN IOWA

ANNUAL GROWTH RATE 5%

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!



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