

SALE

STARK DEVELOPMENT LAND

50th and County Line Road, Norwalk, IA 50211



PROPERTY DESCRIPTION

Beautiful Planned Residential development with Commercial Opportunities on 50th
Located north of Lake Colchester in Norwalk Iowa

PROPERTY HIGHLIGHTS

- 102.78 acres @ \$50k/acre if purchased in it's entirety, seller reserves the option to divide.
- 50th Street provides hard surface Street
- Ideal for Master Planned Community/P.U.D.
- Possible T.I.F. for Commercial Uses
- Private and public development agreements guide sanitary extensions to southern boundary of subject parcels from Maple Height PUD
- Gas/Electric currently at property line
- Sold As-Is

OFFERING SUMMARY

Sale Price:	\$50,000 / acre
Lot Size:	102.78 Acres
Zoning:	PUD

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	449	4,459	16,167
Total Population	1,205	11,051	36,853
Average HH Income	\$109,165	\$104,711	\$80,228

Craig King

515-314-6904



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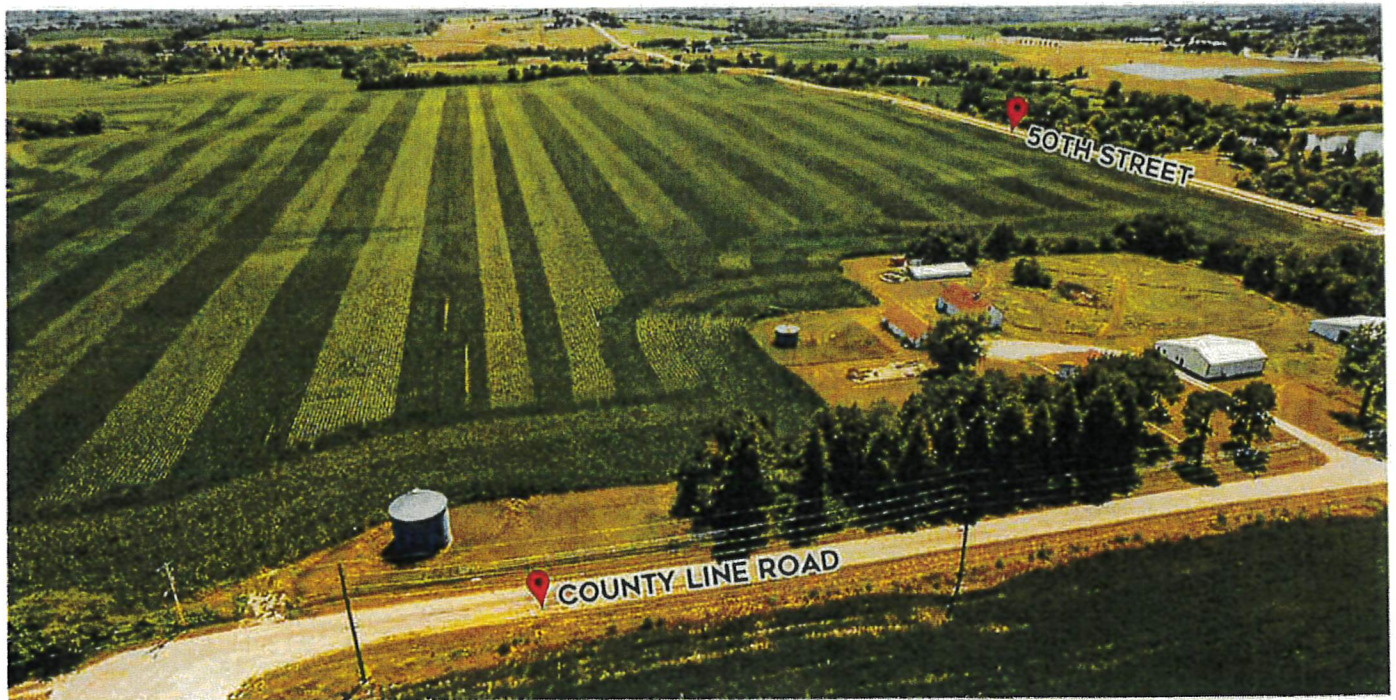


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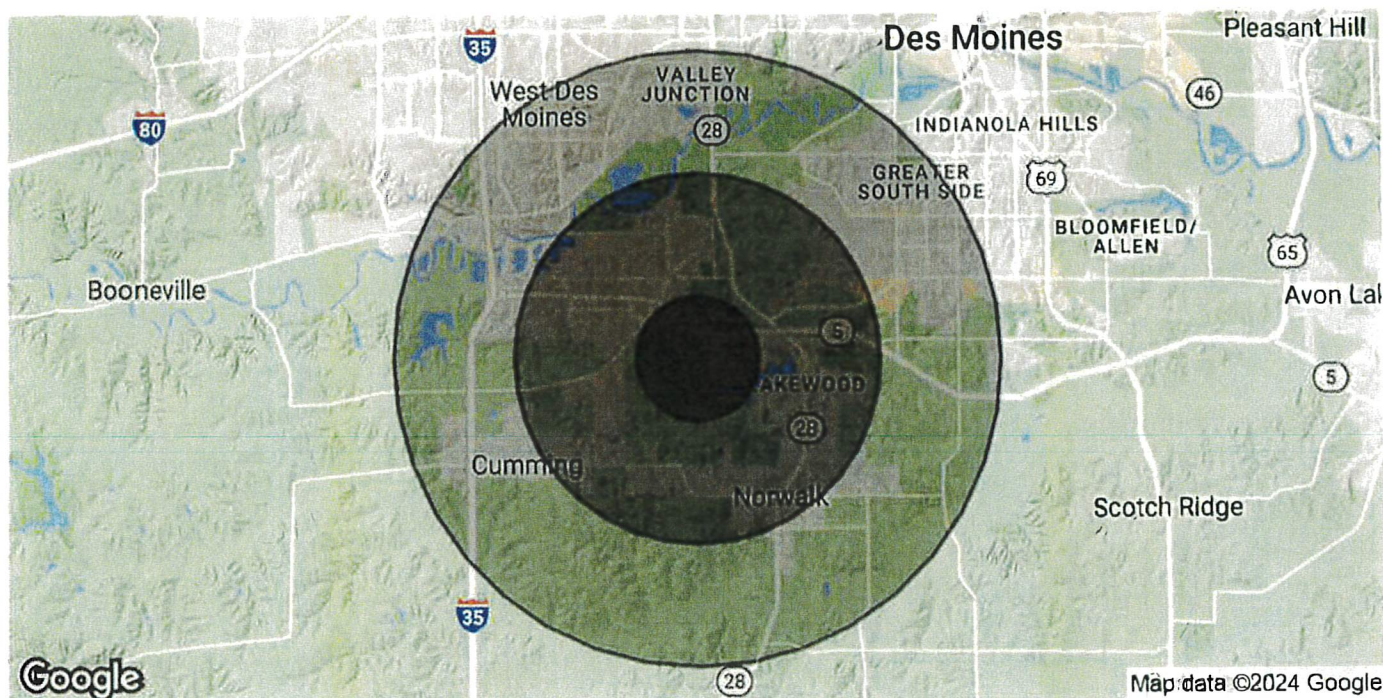


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,205	11,051	36,853
Average Age	37.8	36.9	37.5
Average Age (Male)	36.7	34.9	36.2
Average Age (Female)	38	40.1	39.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	449	4,459	16,167
# of Persons per HH	2.7	2.5	2.3
Average HH Income	\$109,165	\$104,711	\$80,228
Average House Value	\$761,674	\$412,261	\$384,975

* Demographic data derived from 2020 ACS - US Census

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