



# HOLLAND FARMS

HIGHWAY 28 & BEARDSLEY NORWALK, IA



## SITE FEATURES

- Outlot U - 4.02 Acres - \$1,579,900
- Outlot V - .82 Acres - Park Land Extension - Conveyed with Outlot U
- Potential Uses: retail, medical, office & commercial, event center, indoor recreational, wellness facility
- PUD Zoning 2015 - C3
- Offsite access to City owned and maintained regional detention within Elizabeth Holland Park for one time access fee, estimated at \$5,000 per acre
- Outlot V to be dedicated to the City of Norwalk for park extension, or improved as setback with council approval
- Shared access agreement with City of Norwalk with cross-easement
- Elizabeth Holland Park trail head adjoining subject property





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