

FOR SALE OR FOR LEASE

the commons at summercrest

A 40-ACRE MIXED USE COMMERCIAL DEVELOPMENT

N JEFFERSON WAY & E TRAIL RIDGE AVE | INDIANOLA, IOWA



CBRE

DEVELOPMENT OVERVIEW

- › The Commons at Summercrest is a new 160-acre master-planned community designed to blend commerce lifestyle, and nature in a booming corridor just 20 minutes south of Des Moines.
- › High-visibility parcels ideal for national brands and local retail. Positioned to serve both residents and regional visitors.
- › Planned single-family homes, senior living, and multi-family units to support a live-work-play environment in a quickly growing community.

PRICING

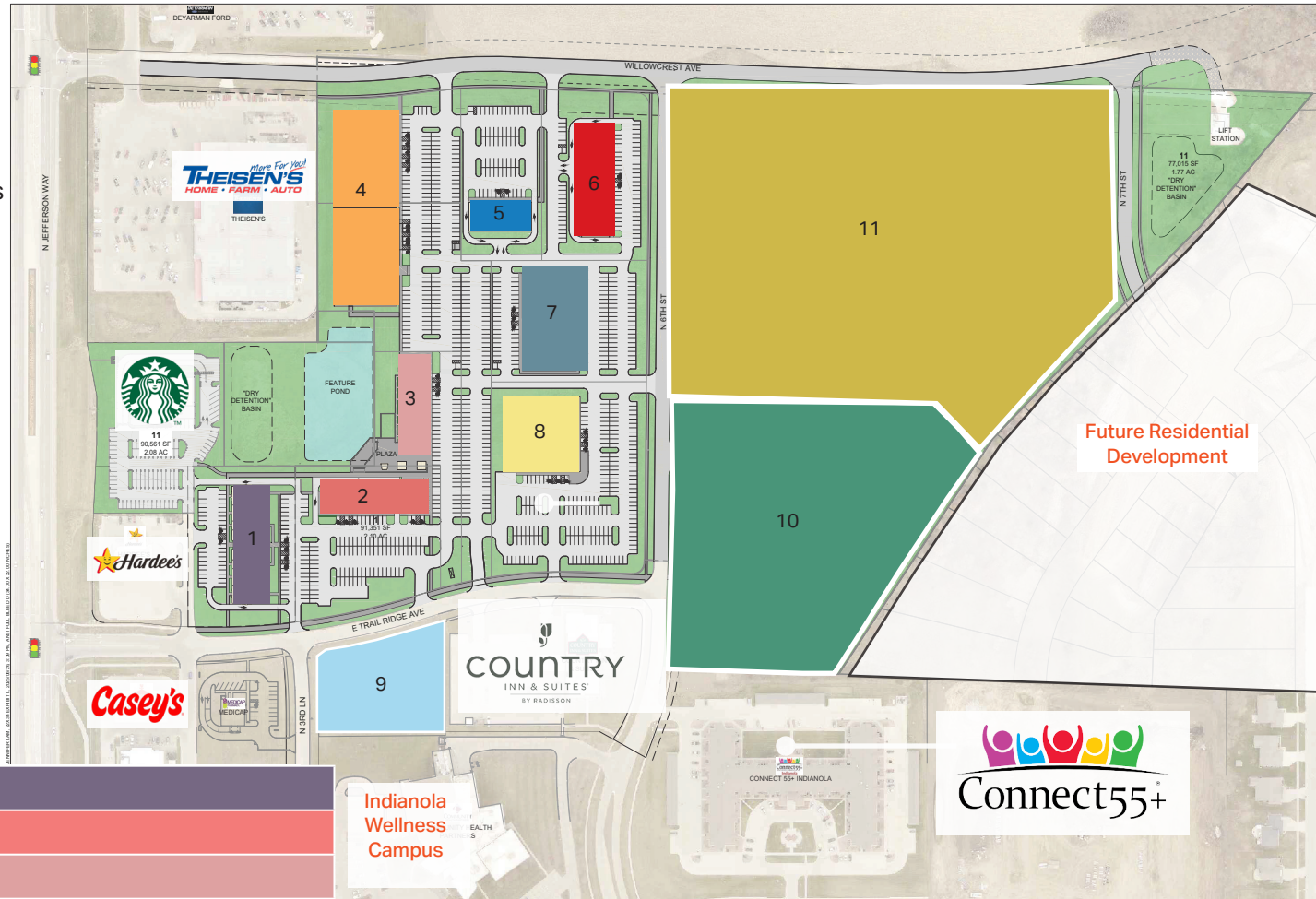
- › Call Broker For Pricing

AVAILABLE SPACES FOR LEASE

- › 1,500-50,000 SF

AVAILABLE SPACES FOR SALE

1 - Retail Building For Lease	1.75 Acres
2 - Retail Building For Lease	2.10 Acres
3 - Retail Building For Lease	1.26 Acres
4 - Sports Complex Under Construction	4.49 Acres
5 - For Sale or For Lease	1.42 Acres
6 - For Sale or For Lease	1.83 Acres
7 - For Sale or For Lease	1.93 Acres
8 - For Sale or For Lease	3.00 Acres
9 - For Sale or For Lease	1.20 Acres
10 - Mid-High Density Residential Land for Sale	6.79 Acres
11- Commercial or Residential Land For Sale	13.03 Acres





THE COMMONS AT SUMMERCREST COMMERCIAL

INDIANOLA

Discover Indianola, Iowa: Where community, wellness, and innovation thrive. Indianola is a vibrant and forward-thinking city nestled in the heart of Warren County. Known for its small-town charm and big-city vision, Indianola is rapidly becoming a hub for wellness, innovation, and community-centered growth. Home to the prestigious Simpson College, the city buzzes with energy year-round. Additionally, the City of Indianola is rapidly growing with new commercial and residential developments.



The Indianola Fieldhouse: The new Indianola Fieldhouse will be a 28,000 square foot building that will be the base for youth sports within Warren County. It is estimated to bring thousands of visitors each week. In addition, to the original three-court basketball facility there will be room to add three or four more courts as needed. There is also potential to add a turf field complex that could host baseball, softball, and soccer, along with an assortment of other commercial projects.

Residential & Commercial Growth: Plans are underway for new housing developments, retail spaces, and mixed-use projects that will bring fresh energy and opportunity to the area. To meet the increasing demand for housing, Indianola will be gaining almost 500 new homes in the next few years as part of a series of new housing developments including: Deer Run Development, Emerald Bay, Kentucky Ridge Townhomes, Schoolyard Townhomes, Wesley Retirement Services, and more.

Another monumental project underway is the nearly \$100 million renovation of Indianola High School. The investment in the future generations of Indianola is expected to be completed by 2028. The project will expand the school capacity to up to 3,500 students with a focus on world-class learning environments.



THE COMMONS AT SUMMERCREST COMMERCIAL

WARREN COUNTY DEMOGRAPHICS



56,392

2024 Population



20,251

2025-2050
Indianola Projected
Population Growth



\$111,459

2024 Average
Household Income



\$327,002

2024 Average Value of
Owner Occupied Homes

**'BY 2050, INDIANOLA IS PROJECTED
TO ADD 3,202 HOUSEHOLDS.'**

-INDIANOLA HOUSING STUDY



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