

THRIVE IN

# Johnston

## 2018 Economic Development Guide

Available Properties

Current Projects

Development Tools

Demographics & Data



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# WELCOME TO

# Johnston

**Economic Development  
A Public - Private Partnership**



## Johnston Economic Development Corp.

### Phil Dunshee

Johnston Economic Development  
Executive Director

[pdunshee@growjohnston.com](mailto:pdunshee@growjohnston.com)  
515-564-6547

8711 Windsor Parkway, Suite 2  
Johnston, IA 50131

### JEDCO Focus

- \*Advocate for progressive development in Johnston.
- \*Market the properties and projects of JEDCO members.
- \*Provide confidential consultation and assistance on business development projects in Johnston.



## City of Johnston

### Adam Plagge

City of Johnston  
Economic Development Manager

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515-727-7774

6221 Merle Hay Road - PO Box 410  
Johnston, IA 50131

### City Focus

- \*Primary point of contact for City of Johnston development programs.
- \*Manage Financial Assistance programs including Tax Increment Financing
- \*Coordinate Business Retention and Expansion activities.

# JEDCO Members



Chart Your Success With Us!

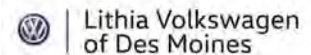


Audi Des Moines



ACURA

Acura of Johnston



Simpson Enterprises, Inc.

Clark Properties

Kimball - Porter Investments

Developers Realty Group

West Park Owners Association



# Johnston

ECONOMIC  
DEVELOPMENT  
CORPORATION



Thank you for investing in JEDCO and the Johnston Community! For the calendar year 2018 - we will continue to assist our members and partners with projects and opportunities as they are developed. JEDCO has been successful in our efforts to promote positive development in Johnston, and with your help we will continue to do so. Not a member? Please join us in 2018! Dues are based on the type of organization and on your level of activity in Johnston. Here is a brief summary of each category.

- Our major corporate partners contribute up to \$8,000 to JEDCO annually.
- If you are a developer or contractor with a significant project in Johnston, then a contribution of \$1,000 or more is recommended.
- If you are a financial institution (bank or credit union) that is active in the Johnston business community, then a contribution of \$1,000 or more is recommended.
- If you are a professional firm engaged in activities relating to business and economic development in Johnston (attorney, commercial broker, engineer, architect, consultant), then a contribution of \$500 or more is recommended.
- If you are a business in Johnston interested in the continued economic success of the Johnston community, or if your business is engaged in activities requiring assistance with community or economic development issues, then a contribution of \$400 or more is recommended.
- If you are an individual property owner and you wish to have your property included in JEDCO activities such as the annual economic development tour, then a contribution of \$400 or more is recommended (per property).
- If you are an individual citizen who is interested in the continued economic success of the Johnston community, then a contribution of \$200 or more is recommended.

# Annual Events

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It is the goal of Johnston Economic Development Corporation and the City of Johnston to facilitate networking among participants in the development community who have interest in the Johnston community. Each year JEDCO in collaboration with the City of Johnston holds three annual events which all include an opportunity to learn more about Johnston and network with other Economic Development professionals. Learn more about each of our annual events below.

1



## Annual Meeting

In January we kick off the year with our Annual Meeting. This event includes a short meeting to elect the JEDCO Board of Directors. JEDCO and the City of Johnston also present a short update on current happenings in the Johnston Community. The event concludes with networking.

2



## Annual Development Forum

Each spring a Development Forum is held. The event includes updates from the City of Johnston, as well as a keynote speaker addressing topics related to development. The formal program is followed by a networking reception.

3



## Annual Bus Tour

Each fall Johnston Economic Development partners with the Grimes Chamber and Economic Development for a Bus Tour of the Johnston and Grimes communities. In just a few hours attendees have the opportunity to preview properties and projects in each of the communities. The tour is followed by a networking reception.



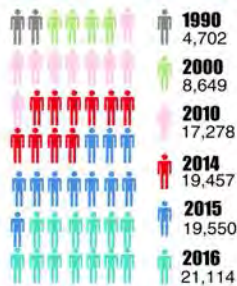
# A Welcoming Community



Johnston is the main artery of the Ames-Des Moines Cultivation Corridor with robust bio-tech economy featuring a Global Research Center for DuPont-Pioneer and an array of finance industry heavy weights including John Deere Financial, DLL, Shazam and Iowa Bankers Association.

A host of workforce talent lays within the rapidly growing community of 20,000+ who collectively forms one of the highest educated and highest income earning communities in the state.

## GROWTH BY YEAR



77% Growth 2010-2016  
Data from the United States Census Bureau

## MEDIAN

household income



45% higher than lowas median income



\$11.40



miles of trails



DLL Group  
DuPont Pioneer  
Iowa Bankers Association  
John Deere Financial  
Johnston Community School District  
National Guard  
Shazam



# « Tax Increment Finance »

Interested parties should contact the City of Johnston Economic Development Department during the initial stage of project planning at 515-727-7774 or [aplagge@cityofjohnston.com](mailto:aplagge@cityofjohnston.com)

## TO QUALIFY FOR THE TIF PROGRAM THE PROPOSED PROJECT MUST:

- ➔ Be located within an Urban Renewal District (Map on page 2)
- ➔ Create new taxable valuation and have a job component
- ➔ Be primarily office or industrial in nature
- ➔ Be high density housing redevelopment or mixed use development within the East Central Urban Renewal District or a targeted redevelopment area
- ➔ Be compatible with community environment, existing businesses and infrastructure

## ADDITIONAL CONSIDERATIONS TO DETERMINE REBATE PACKAGE:

- ➔ Infrastructure expansion needs
- ➔ Value of new tax base and quality of employment being created or retained
- ➔ Whether City architectural standards are met or exceeded
- ➔ Whether the project is in a targeted blight remediation area
- ➔ Whether TIF has already been utilized to improve the property site

City Council reserves the right to take additional considerations into account when determining a final incentive package and is not limited the guidelines listed.



## INCENTIVES

### Base TIF Program

50% of available incremental property taxes generated by the project for up to 5 years.

### Expanded TIF Program

80% of available incremental property taxes generated by the project for up to 5 years.

### Payment Structures

Annual rebate of available incremental property taxes over five years.

Forgivable loan provided upon occupancy certificate. 20% forgiven each year for five years. (Subject to funding availability)

Other payment alternatives may be considered by City Council.

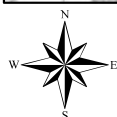
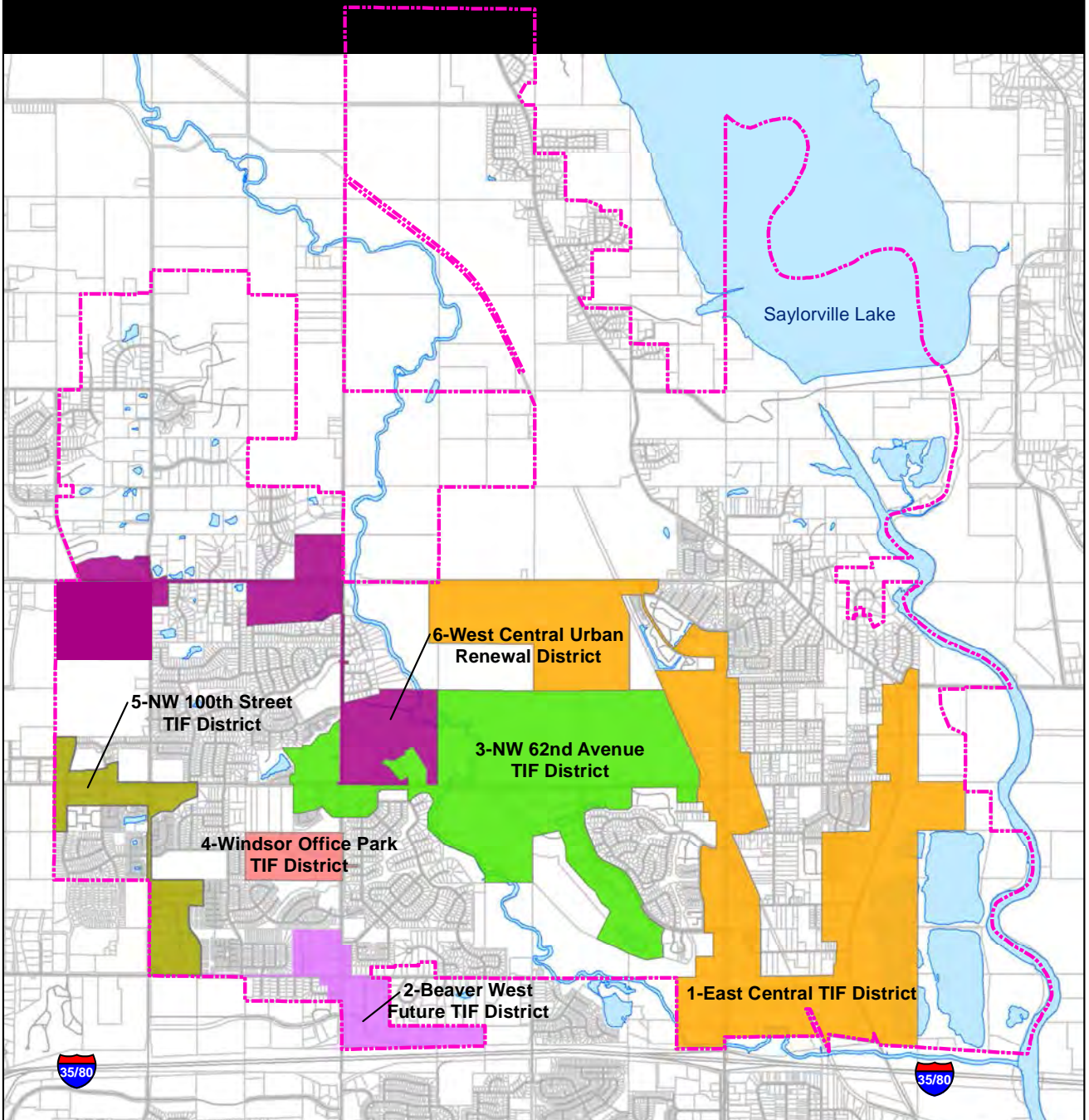
### Other Incentive Programs

Additional incentives may be available through Iowa Economic Development Authority's High Quality Job Program.

A full list of TIF program qualifications and the application is available at [cityofjohnston.com/TIF](http://cityofjohnston.com/TIF).



# TIF District Map



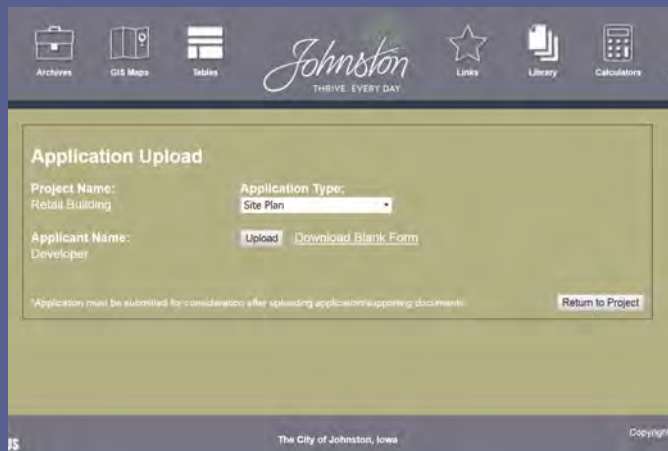
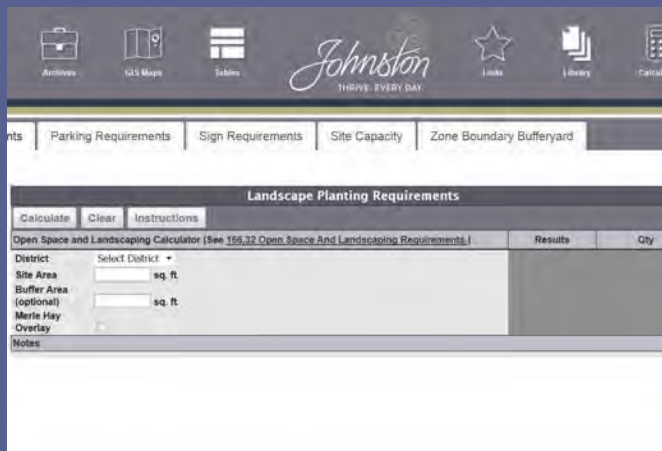
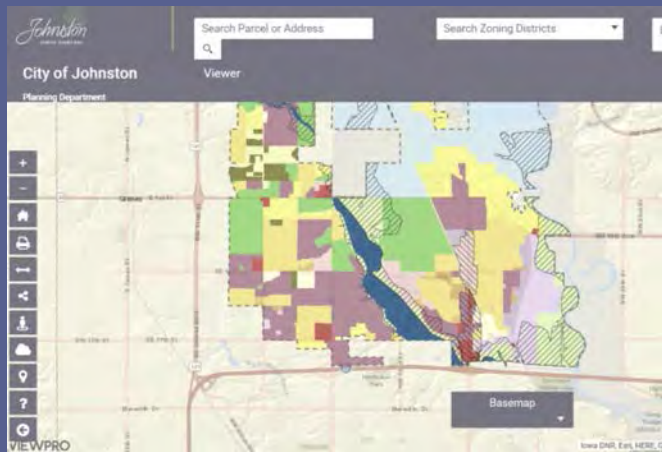
Another great Map created using GIS technology in the Community Development Department  
City of Johnston, P.O. Box 410, 6221 Merle Hay Road, Johnston, IA 50131-0410  
(515) 278-2344 - [www.cityofjohnston.com](http://www.cityofjohnston.com)

August 2017

Not to Scale

P:\ARC Documents\CommunityDevelopment\TIF\Overall Districts\TIFMap8.5x11.2012.mxd

# ENCODE PLUS

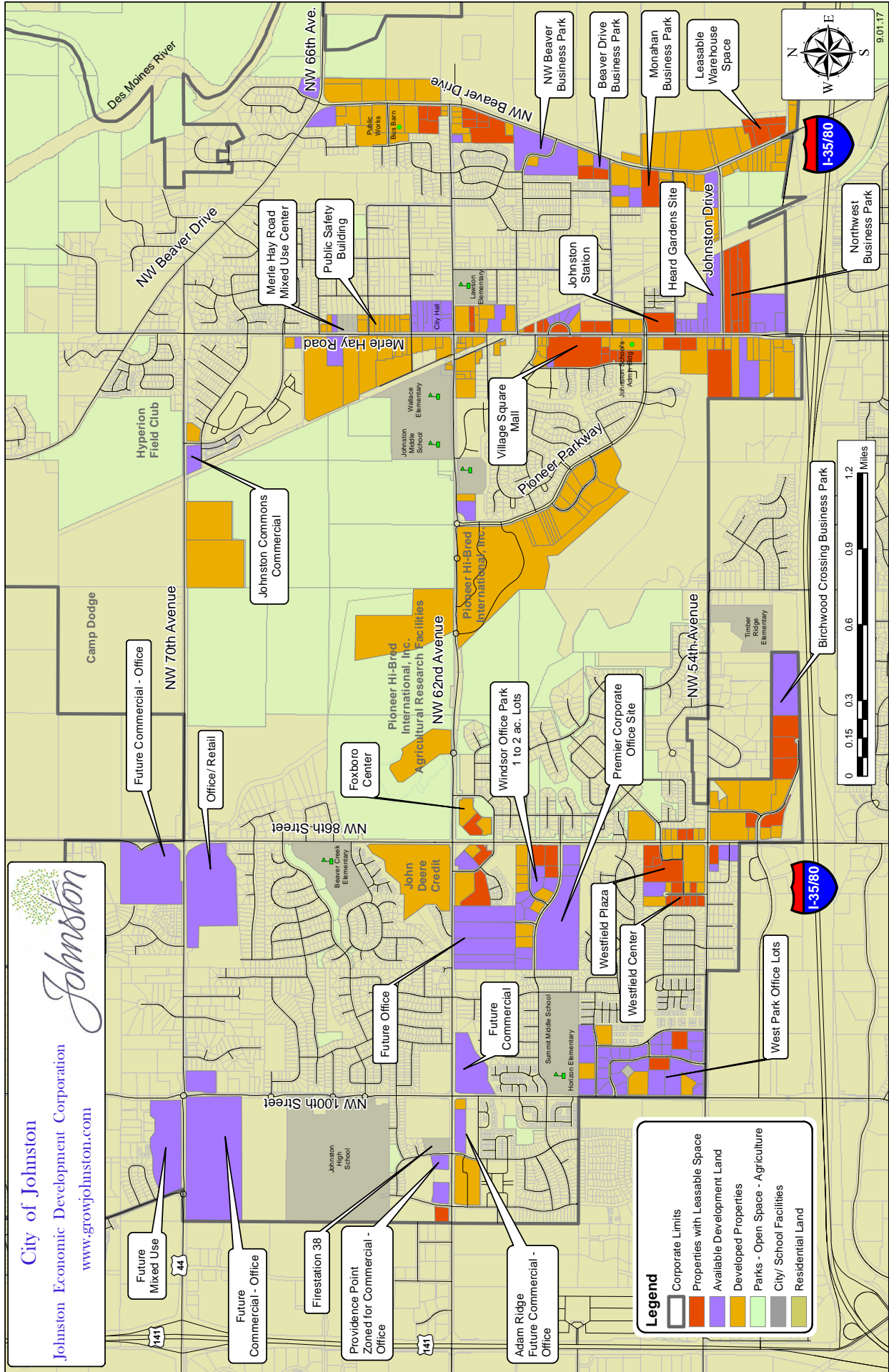


## Comprehensive Site Planning Tools Are Now Online

Accessible & Searchable Regulations  
Interactive Zoning Map  
Parking, Landscaping & Setback Calculators  
Digital Site Plan Uploads  
Fee Payments

[cityofjohnston.com/encode](http://cityofjohnston.com/encode)





# TERRA PARK

Terra Park is the City of Johnston's largest park with 200 acres. Centrally located and adjacent to both Crown Point and the Beaver Creek Natural Resource Area, the park is the perfect for residents looking to spend time outdoors. It designed with natural resource protection in mind while enhancing what nature already offered.

The park includes a beautiful eight-acre fishing lake stocked with breeding-size largemouth bass, channel catfish and bluegills that is surrounded by a great lawn and amphitheater for concerts and games, an open air civic shelter for large gatherings, a picnic pavilion, smaller shelters, a fishing pier, trails (soft and hard), children's play structures that will be handicap accessible, and numerous native plantings. In the winter, the soft trails will be groomed to provide a quality cross country ski area.



*Water levels continue to rise in Terra Lake*

Connectivity to the parks from neighborhoods within Johnston is extremely important because it allows families to easily access recreational areas, including Terra Park to ensure they are safely traveling to and from their destination.

## Open-Air Amphitheater

The beautiful natural limestone block and cedar wood amphitheater sits above a 1 ½ acre great lawn which provides ample seating and great views for concerts and shows. The native landscape allows educational opportunities for residents.



## Outdoor Playground

Located adjacent to the picnic shelter will be a large all-inclusive play area, which is expected to be completed mid-November 2017. This site will be accessible for all individuals and is conveniently located near the trails and parking lot.



# Picnic Shelter/Restroom Facility

Located on the north banks of Terra Lake, this facility is a natural gathering point for large families, corporate or group get-togethers. Installed picnic tables (some handicap accessible) allows groups of up to 150 to come together with the picturesque lake as their backdrop. A special room inside the shelter will hold a variety of outdoor games (croquet, wiffleball, badminton, etc.). Also located within the picnic shelter will be modern restrooms with access for both those utilizing the picnic shelter as well as individuals utilizing the trail system. A large parking lot will be located adjacent to this building giving easy access.



## Fishing Pier

The fishing pier is handicap accessible and located along the east edge of the lake near the Crown Point Community Center. Those fishing in the lake must adhere to the Iowa DNR regulations and requirements. We encourage residents and visitors to cast their line for the hungry loud mouth bass, channel catfish and bluegill.



## Crown Point Community Center

Future plans will allow programming space to be added for the City's Senior Programs, and to introduce new outdoor and experiential learning programs.

This park provides a gathering area for these groups large or small to enjoy recreational areas, entertainment and outdoor activities. Residents across Greater Des Moines area are invited to explore Terra Lake.

To learn more visit [cityofjohnston.com/parks](http://cityofjohnston.com/parks).



# Southeast Johnston

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The Merle Hay Road Gateway area is made up of 123 acres that extends from the southeast entrance to Johnston near Interstate 35/80 to NW 55th Avenue. Nearly 100,000 vehicles per day travel by the gateway area on Interstate 35/80.

Knapp Properties currently represents 32 acres of land that sits at the entrance of the gateway area. The land is available for redevelopment and includes 10.2 acres zoned C-3. Approximately 27,800 vehicles per day pass by this site on Merle Hay Road.

The Merle Hay Road Gateway area has been an area of focus for the Johnston community since the master plan was approved in 2013. Over the past few years significant changes necessary for development have occurred. This includes the removal of blighted properties and city acquisition of property.

In the past year the City has worked with an engineering firm to develop video models to show prospects the potential visibility from Interstate 35/80 if tree clearing took place. The model also provides a look at the potential for access to nearby Beaver Creek for recreational purposes.



# Merle Hay Road Gateway Redevelopment

Bringing Positive Change to Johnston



Our team members are honored and excited to partner with the City of Johnston to deliver the City's vision for the Merle Hay Road Gateway Redevelopment.



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**NAI Optimum**

Commercial Real Estate Services, Worldwide.

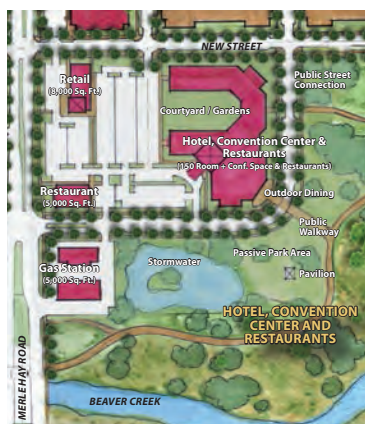
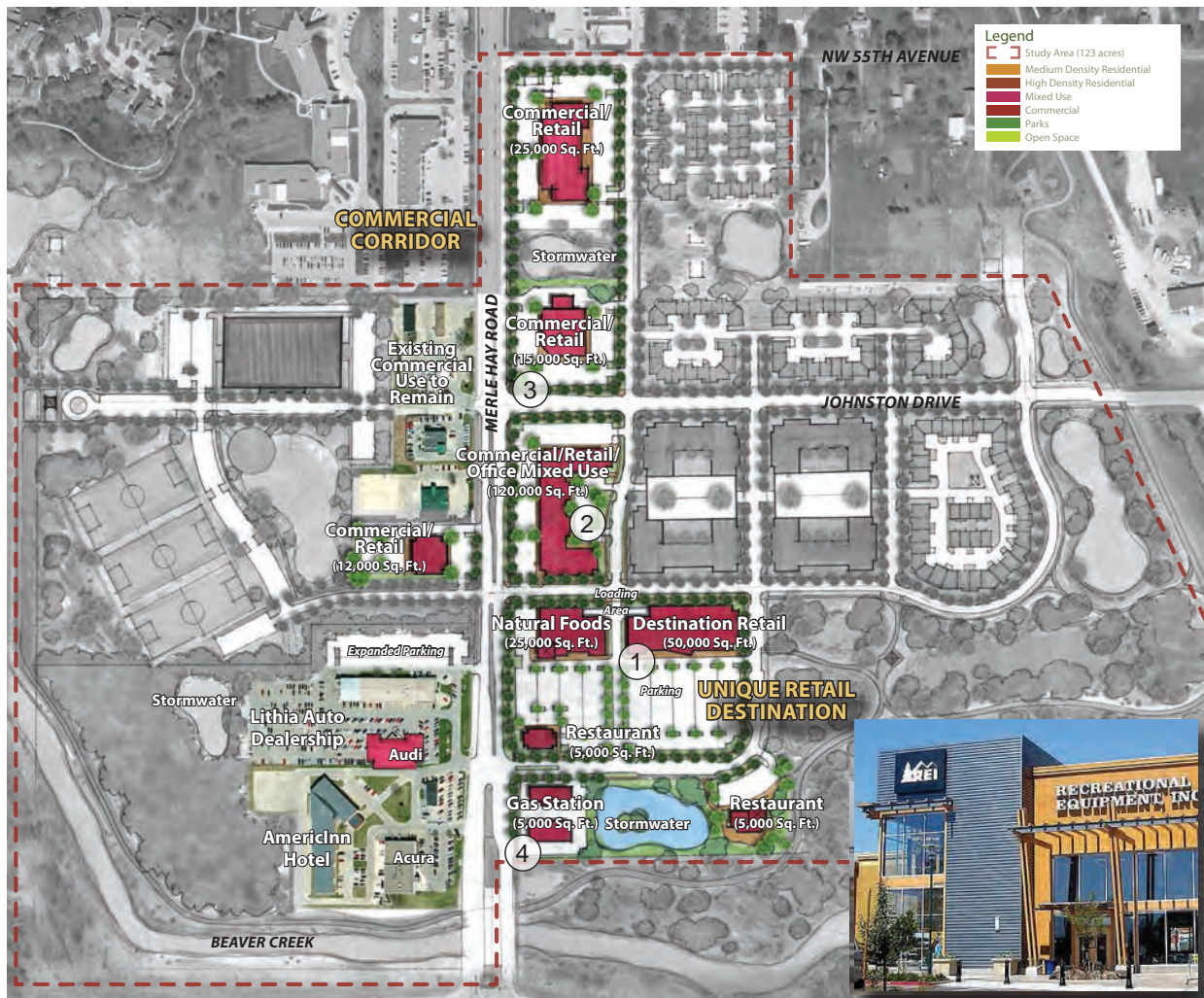
3737 Woodland Avenue, Suite 100 | West Des Moines, Iowa 50266 | +1 515 309 4002 | [naioptimum.com](http://naioptimum.com)



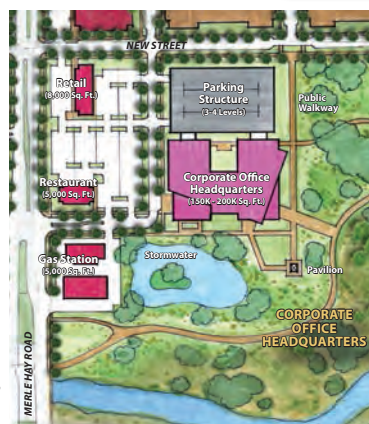
# Merle Hay Road Gateway

## COMMERCIAL

The master plan assumes a 20 year (+/-) transformation to the area that will include an increase to existing commercial /retail / office square footage by approximately 230,000 sq. ft. Merle Hay Road is envisioned to remain as a commercial corridor and the hotel site becomes the catalytic redevelopment site with a outdoor recreation themed retail destination. Other alternatives for the hotel site include a Hotel / Conference / Restaurant or a Corporate Office Headquarters.



The figure at left depicts the possible siting of a new hotel, conference and event space at the vacant hotel site. A lack of new conference center facilities in this portion of the Des Moines metro area, the natural setting along Beaver Creek and the proximity to interstate access make this site a strong candidate for a new hotel and conference center.



Another alternative for the hotel site (shown at left) is a corporate office user, or a corporate headquarters. This alternative would yield a 3-5 story office building and likely utilize structured parking to accommodate the parking needs. The orientation of the building should have prominent views toward Interstate 35/80 and Beaver Creek.



# MERLE HAY ROAD REDEVELOPMENT MASTER PLAN

## THE MERLE HAY ROAD GATEWAY: JOHNSTON'S FRONT DOOR DESTINATION

The primary goal for the Merle Hay Road Gateway is to create a unified vision for district transformation. The Gateway area is truly at the front door to the community and presents a tremendous opportunity for redevelopment. The current condition of the vacant hotel property and other underutilized properties in the area creates an eyesore and public safety concern that detracts from other potential in the district. The master plan will guide and shape the transformation of the district and create a strategy for implementation to allow this area to become a unique and thriving destination for the city of Johnston and the Des Moines metro area.



## A NEW DISTRICT VISION

The vision for the Merle Hay Road Gateway is to become a unified district with a mix of commercial, retail, residential and park uses. The proximity to Interstate 35/80 presents a tremendous opportunity to take advantage of the large traffic volumes. The existing vacant hotel site provides an opportunity to create a unique and memorable development at the front door to the community. A development that is truly a destination, either as a specialized retail destination, new hotel and conference center or a corporate office headquarters would serve as a catalyst for transformation.

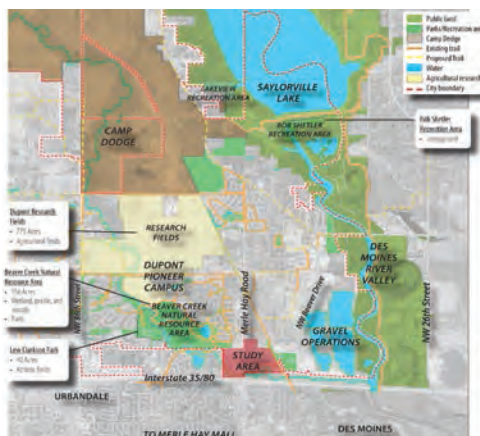
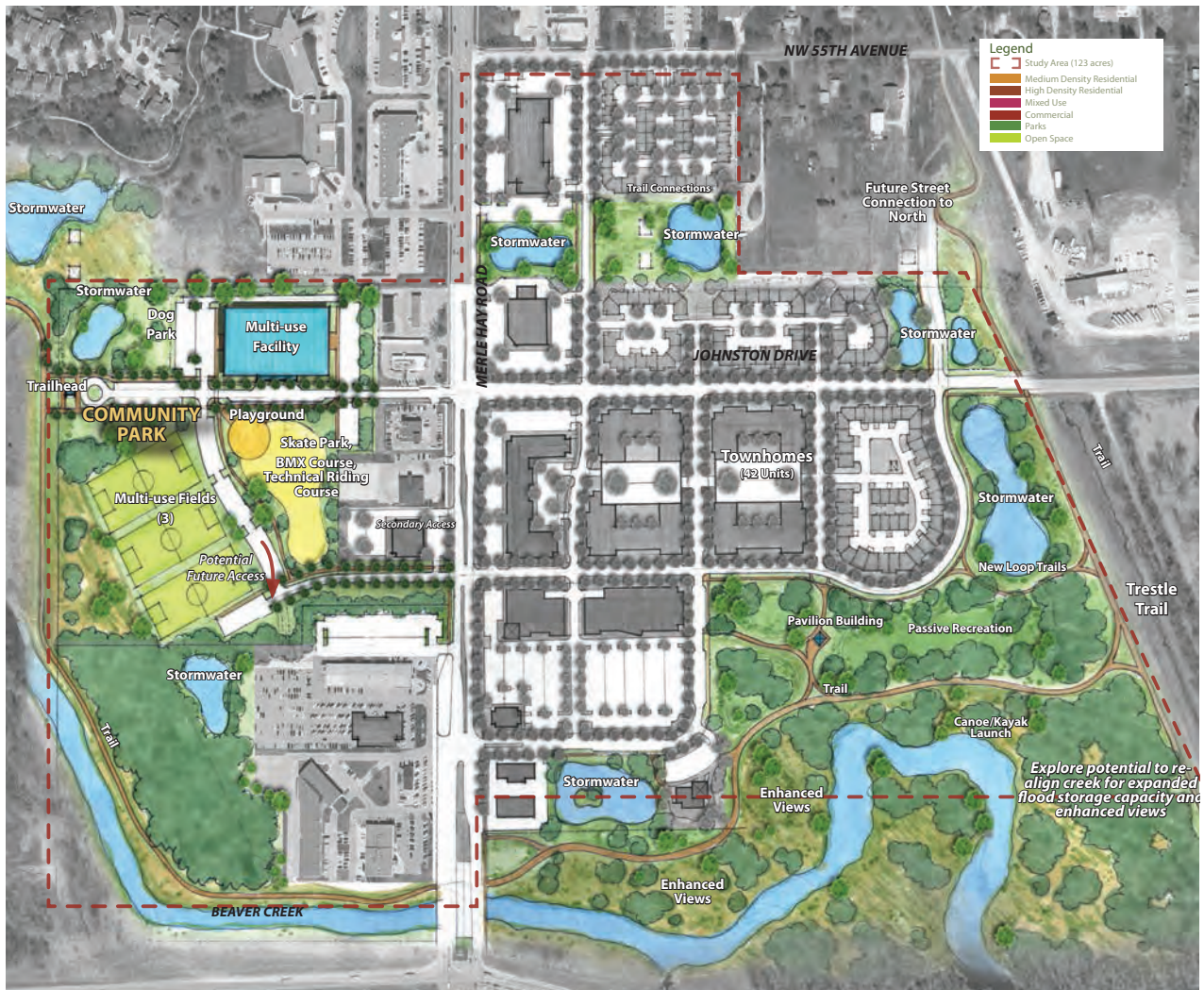
The Merle Hay Road Gateway vision also suggests a new, more compact urban neighborhood with pedestrian focused streets, and a high level of public realm enhancements will benefit new development. A network of urban streets, infrastructure and public spaces will form the backbone of an urban village highlighted by a new community park and a stronger connection to the natural surroundings of the trail, floodplain forest and Beaver Creek Natural Resource Area. The Merle Hay Road Gateway will be respectful of the natural environment and balance new development with enhanced stormwater treatment and habitat and flood protection.



# Merle Hay Road Gateway

## PARKS, TRAILS & OPEN SPACE

Beaver Creek and the natural open space that surrounds the creek truly set the Merle Hay Road Gateway apart from other major interchanges in the Des Moines metropolitan area. Leveraging this great natural resource for the district is a key element to the transformation of the Gateway area as the planned development of outdoor recreation retailers, an urban housing village and new community park collectively work to support this unique and identifiable brand for the district.



Merle Hay Road is a significant north/south corridor in the Des Moines Metropolitan Area. The roadway connects to the regional recreational amenities at Saylorville Lake and Camp Dodge on to the north and the Cities of Urbandale and Des Moines to the south.



Destination retailers with an outdoor recreation focus are targeted users for the redevelopment of the hotel site and would compliment development of community parks and open spaces in the district, as well as capture users of nearby regional recreation amenities.



## RESIDENTIAL



### MEDIUM DENSITY HOUSING

These areas range in densities from 6-18 units/acre and create a compact development form, primarily as townhomes with two-three story construction. These units would have attractive front entries with walk-up front doors and high quality architecture. All units should be rear loaded, meaning garage access should come from an alley or internal parking court, not a public street. The pattern of development shown in the master plan allows for phased construction and blends with the urban block pattern associated with the housing village concept. Strong pedestrian amenities include sidewalks on all public streets, trail connections in the transmission line easement, and more private amenity spaces within each townhome development area.



### HIGH DENSITY HOUSING

The master plan envisions two blocks of high density housing. This housing type is anticipated to be three to five stories of apartments or condominiums with densities ranging from 18-32 units/acre. These building types could have at-grade walk-up units on the main floor with upper level units having balconies overlooking the new public streets, while interior facing units would overlook a common courtyard space. A combination of underground and/or above ground structured parking would be needed to achieve the higher densities and urban development character envisioned. New, tree-lined streets with on-street parking and broad sidewalks would connect to the commercial areas along Merle Hay Road and the park and open space amenities along Beaver Creek.



## The Key Features of the Merle Hay Gateway Redevelopment Master Plan:

- Create a unique gateway to the eastern portion of the community along the City's most identifiable corridor;
- Develop destination oriented commercial redevelopment project on the hotel site with an outdoor recreation theme;
- Establish a vision for a long-term housing village with mix of higher density housing options including townhomes, apartments and condominiums;
- Transform the underutilized industrial properties into a destination community park and open space areas;
- Create a destination community park with unique program elements such as a multi-use facility, skate park, bmx track, dog park and trailhead facility as well as multi-purpose fields for soccer and other uses;
- Embrace the Beaver Creek natural area by making strong pedestrian connections to the regional trail and water oriented amenities;
- Create a district stormwater treatment strategy for the whole Merle Hay Road Gateway area the allows for enhanced stormwater storage and filtration;
- Maintain necessary floodplain and habitat protection in balance with logical development patterns.

### CONTACT INFO:

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515-491-8939 - pdunshee@growjohnston.com



## LISTING BROKER

Knapp Properties, Inc.

## EXCLUSIVELY MARKETED BY

**Ben Garrett** 515.401.7071

**Brian Erickson, CCIM** 515.202.5035

# 5055 MERLE HAY ROAD JOHNSTON, IOWA



## FOR SALE OR BUILT TO SUIT

Knapp Properties has a redevelopment opportunity available in the heart of the Merle Hay Gateway Redevelopment District in Johnston. This development property has visibility from I-80/35 with access at a lighted intersection on Merle Hay Road.

## PRICE

1	.95 acres	\$12.00 to \$14.00 PSF	\$496,500 – \$579,348
2	2.65 acres	\$8.00 to \$10.00 PSF	\$923,472 – \$1,154,340
3	4.34 acres	\$3.50 to \$5.00 PSF	\$661,676 – \$945,252
4	3.01 acres	\$5.00 to \$7.00 PSF	\$655,578 – \$917,809

## PROPERTY FEATURES

- Total of 32.247 acres (10.2 available for redevelopment)
- Approximately 10.2 acres zoned Highway Commercial (C-3)
- Approximately 22.04 acres zoned Conservation District (CD)
- Merle Hay Road Traffic Count in 2014: 31,900 VPD
- I-35 / I-80 Traffic Count in 2014: 94,000 VPD

Market Information*	1 Mile	3 Miles	5 Miles
Population	7,319	68,670	172,865
Households	2,960	28,290	69,306
Median Income	\$75,595	\$68,908	\$62,859

\*esri - Demographic and Income Profile 2017

5000 WESTOWN PARKWAY SUITE 400 | WEST DES MOINES, IA 50266-5921

P 515.223.4000 | F 515.222.5220 | [KNAPPPROPERTIES.COM](http://KNAPPPROPERTIES.COM)

Knapp Properties, Inc., and all agents whose licenses are held by Knapp Properties, Inc., are licensed in the State of Iowa.

Information contained here deemed reliable but not guaranteed by Knapp Properties, Inc.





LISTING BROKER

Knapp Properties, Inc.

EXCLUSIVELY MARKETING BY

Ben Garrett 515.401.7071

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5055 MERLE HAY ROAD  
JOHNSTON, IOWA



# WE ARE PROUD TO SUPPORT THE JOHNSTON ECONOMIC DEVELOPMENT CORPORATION

## Audi Des Moines

5190 Merle Hay Rd, Johnston, IA

T [515] 251-5400 | [audiofdesmoines.com](http://audiofdesmoines.com)



**Audi**  
Elite Magna Society



2017 Audi A4



## ACURA | Acura of Johnston

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PRECISION TEAM  
2016



Volkswagen

## Lithia Volkswagen of Des Moines

5200 Merle Hay Rd, Johnston, IA

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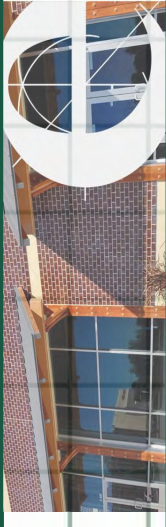




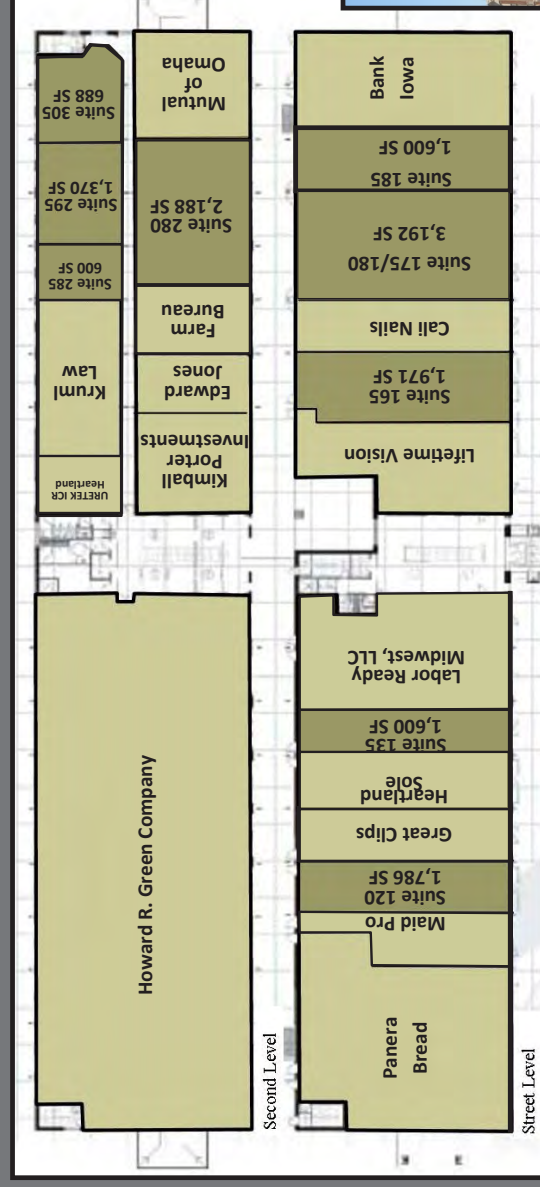


**DENNY ELWELL COMPANY**  
Commercial Real Estate & Development

515-964-1587



## For Lease - Class A Office & Retail



### Johnston Station

5525 Merle Hay Road- Johnston, Iowa

- Interior Two-Story Grand Vestibule
- Heated Underground Parking with elevator
- Class A Office Space—2nd Level
- 600 SF and up to 2,658 SF

- Retail/Restaurant/Service—Street Level
- 1,600 SF up to 4,800 SF
- High Visibility and Easy Access
- 27,000+ cars daily on Merle Hay Road
- Drive-thru Capabilities on each Endcap
- Traffic Light at Intersection

Denny Elwell Company  
2401 SE Tones Drive, Suite 17  
Ankeny, Iowa 50021

[dennyselwellcompany.com](http://dennyselwellcompany.com)





MARKET FACTS	1 mile	3 mile	5 mile
Population	5,353	57,813	152,701
Households	2,272	22,891	60,172
Median Household	\$71,560	\$68,560	\$62,851



Denny Elwell Company  
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Ankeny, Iowa 50021

dennylwellcompany.com

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# ALWAYS THERE

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Contact a member of our experienced commercial lending team today to learn how Bank Iowa can help take your business to the next level.



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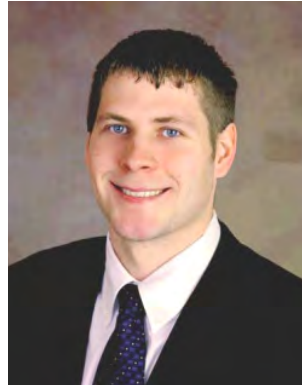


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West Des Moines, IA 50266

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FOR LEASE

# CROWN POINT CENTER

RETAIL | OFFICE

5460 MERLE HAY ROAD, JOHNSTON, IOWA, 50131



## RETAIL | OFFICE CENTER

Established retail | office community center located along Merle Hay Road in Johnston.

### + Available Space

— 1,560 SF

### + Lease Rate

— \$9.00/SF NNN

— Estimated Operating Expenses: \$5.50/SF

### + Building Features

— Highly visible center

— Easy access to I-80

— 22,300 VPD on Merle Hay Road



## CONTACT US

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Vice President

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# FOR LEASE CROWN POINT CENTER

RETAIL | OFFICE  
JOHNSTON, IA, 50131



## PROPERTY AERIAL



Demographics	3 Mile	5 Mile
Population	56,134	145,950
Households	22,546	58,773
Average HH Income	\$102,169	\$90,987
Average Median Age	38.0	35.8



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LISTING# 262623

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**DENNY ELWELL COMPANY**  
Commercial Real Estate & Development

515-964-1587



# For Development



## Heard Gardens

Merle Hay Road/NW 54th -  
Johnston, Iowa

- 18 Acres in Beaver Farms/  
Heard Gardens
- Zoned C-2; M-1; & R-4
- Will Divide
- Retail/Office/Mixed Use
- 1/2 Mile off I-35
- Surrounding Businesses

Include:

*Sonic Drive-In, Jimmy Johns,  
Pagliai's Pizza and Lithia  
Motors*

Denny Elwell Company  
2401 SE Tones Drive, Suite 17  
Ankeny, Iowa 50021

[dennyselwellcompany.com](http://dennyselwellcompany.com)





**DENNY ELWELL COMPANY**  
Commercial Real Estate & Development

515-964-1587



MARKET FACTS	1 mile	3 mile	5 mile
Population	3,554	54,909	153,759
Household	1,482	21,929	60,730
Median Household	\$63,697	\$70,150	\$58,455
Traffic Count on Merle Hay: 22,300/day Traffic Count on NW 54th: 7,500/day			

**Denny Elwell Company**  
2401 SE Tones Drive, Suite 17  
Ankeny, Iowa 50021

**dennyelwellcompany.com**

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Licensed to sell real estate in the State of Iowa

# Southwest Johnston

---



The southwest portion of the Johnston community is a unique area where Johnston meets up with Urbandale to the south and Grimes to the west. In the last year improvements to the 100th Street bridge kicked off what promises to be significant future growth in this corner of the community. This includes the West Park Office Building and West Park Office Plaza which are located on the corner of NW 54th Ave and NW 100th Street. This year a full diamond interchange will be built providing access to this area from Interstate 35/80 and impacting all three communities that border here.

Another main corridor in southwest Johnston is the south end of NW 86th Street. Although Merle Hay Road has gained much attention in recent years, the continued development and redevelopment on NW 86th Street has also remained an area of focus. Upcoming projects like The Shops at Roughwood, a mixed use commercial and multi-family building will change the look of NW 86th Street at NW 54th Avenue.

The results of past community surveys have indicated that residents are looking for more local retail and restaurant options. In addition, this modern multi-family concept will provide a unique housing option. See page 38-39 for more information about The Shops at Roughwood.



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FOR SALE

# BIRCHWOOD CROSSING

## DEVELOPMENT LAND

NW 86TH STREET & I-35/80, JOHNSTON, IOWA 50131



### DEVELOPMENT LAND

- + **Available Space**
  - 17.3 acres interstate frontage development ground
- + **Sale Price**
  - \$4.50/SF
- + **Property Features**
  - 1/4 mile of interstate frontage (1,328 feet)
  - Traffic Count: 86,200 vpd
- Zoning: Planned Unit Development District
- City funded interstate frontage road & proposed connection road to NW 54th Ave
- Direct visibility and easy access to I-35/80
- Close proximity to motels, restaurants, banks, day care centers
- Fiber optics available



### CONTACT US

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LISTING # 1500055

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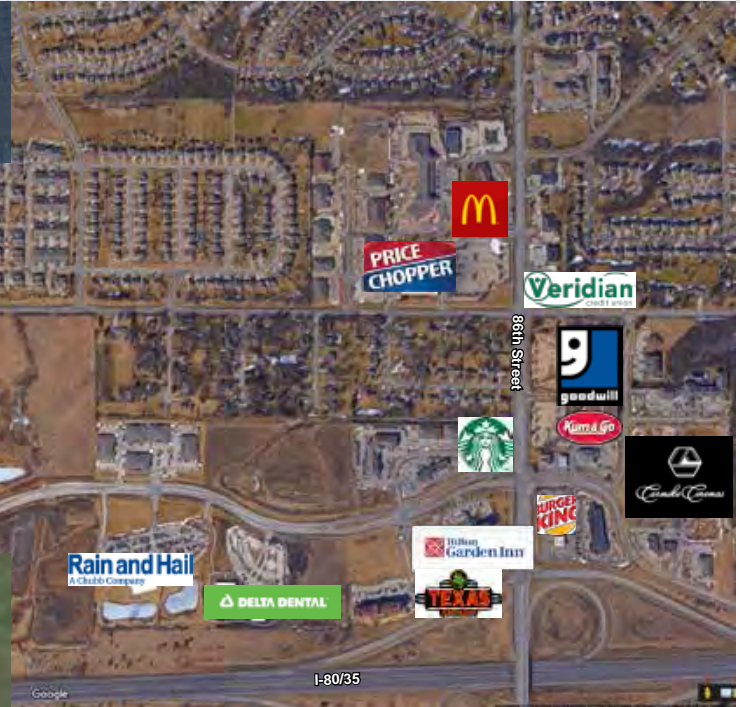
LISTING BROKER  
Knapp Properties, Inc.

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Ben Garrett 515.401.7071

Brian Erickson, CCIM 515.202.5035

## WEST PARK OFFICE PLAZA JOHNSTON, IOWA



## LAND FOR SALE

Knapp Properties has four commercial lots listed at West Park Office Plaza Plat 3. The property is located in the city of Johnston on the northeast corner of NW 100th and NW 54th. With the completion of the NW 100th interchange, this area will be in the perfect location for your new office building with visibility and quick access to I-35 / I-80.

## FEATURES

- Zoned PUD, Lighting Industrial District
- NW 54th Avenue Traffic Count: 5,100 VPD
- I-35 Traffic Count: 88,000 VPD

## PRICE

Lot 3: 1.48 Acres - \$6.00 / SF  
Lot 4: 1.59 Acres - \$4.00 / SF  
Lot 5: 1.19 Acres - \$4.00 / SF  
Lot 6: 1.45 Acres - \$6.00 / SF

Market Information*	1 Mile	3 Miles	5 Miles
Population	6,897	49,678	127,145
Households	2,731	19,016	50,473
Median Income	\$92,099	\$85,945	\$79,052

\*esri - Demographic and Income Profile 2017

5000 WESTOWN PARKWAY SUITE 400 | WEST DES MOINES, IA 50266-5921

P 515.223.4000 | F 515.222.5220 | KNAPPPROPERTIES.COM

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# FOR LEASE

## The Shops at Roughwood

NW 86th & NW 54th Avenue  
Johnston, IA 50131

**13,200 SF Available**

**\$28 - \$32 PSF NNN**

### Property Features

- 13,200 SF of retail and restaurant space in first phase
- Strategic regional location serving Johnston, Urbandale, Grimes, Olive
- Ideal demographics - growing families, young professionals, soccer moms, seniors
- Prominent visibility on hard corner of heavily traveled arterials
- Close proximity to 15,000 daytime employees at Dow DuPont Pioneer, John Deere Financial, Rain and Hail, Delta Dental
- Convenient access from/to I-35/80
- 20' x 80' bay dimensions



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**Steve Scott, CCIM**

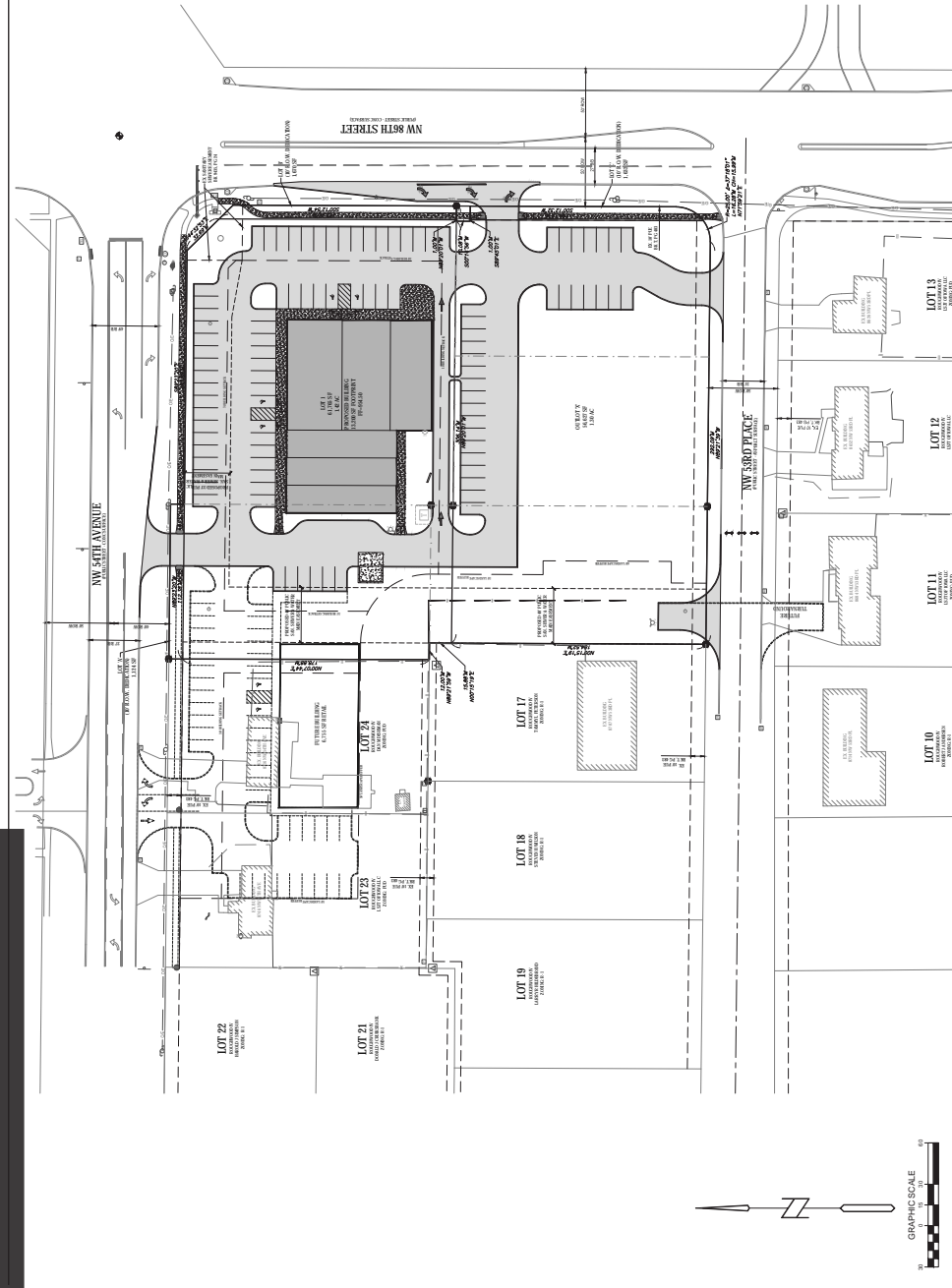
3737 Woodland Avenue, Suite 100  
West Des Moines, Iowa  
+1 515 309 6705 (d)  
+1 515 778 7268 (c)

sscott@naioptimum.com

[naioptimum.com](http://naioptimum.com)



# The Shops at Roughwood Site Plan - Phase 1



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FOR SUBLEASE

# 5530 WEST PARKWAY

OFFICE SPACE

JOHNSTON, IOWA 50131



## OFFICE SPACE

Fully finished office suite available in Johnston.

### + Available Space

- 500-5,000 SF
- Fully furnished offices with fiber connection

### + Lease Rate:

- \$10.00/SF NNN
- \$6.55/SF Operating Expenses

### + Building Features:

- Improvement allowance available for qualified leases
- Ample parking available
- Interstate access to I-80/I-35 via 100th Street to open in 2018
- Close proximity to retail amenities



## CONTACT US

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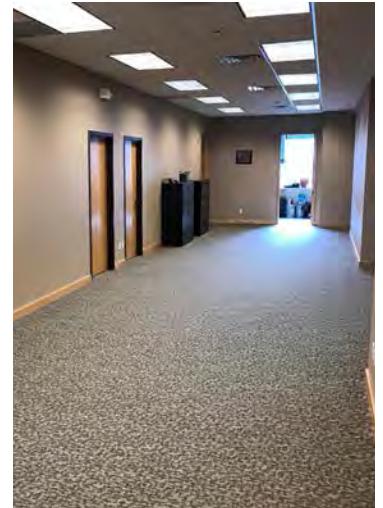


# FOR SUBLEASE 5530 WEST PARKWAY

OFFICE SPACE  
JOHNSTON, IOWA 50131



## PROPERTY PHOTOS



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LISTING# 1500319

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FOR LEASE

# GREEN MEADOWS WEST

OFFICE | RETAIL

5619, 5623 & 5627 NW 86<sup>TH</sup> STREET, JOHNSTON, IOWA



## OFFICE | RETAIL SPACE

Green Meadows West commercial development in Johnston offers a variety of office/retail suite configurations and sizes for lease at attractive rates. Convenient location and high visibility on NW 86th with quick access to I-35/80. Free surface parking for employees and visitors. Building and monument signage available.

### + Available Space

- Opportunities for 1,425 up to 9,180 +/- RSF
- Availability: Immediate

### + Lease Rate

- \$14.50 per RSF per year, Modified Gross, as-is
- Shell space - negotiable
- Tenant pays separately metered utilities

### + Building Features

- Abundant free surface parking available to tenants and visitors
- Convenient location and high visibility on NW 86th Street with quick access to I-35/I-80
- Well maintained and landscaped campus setting
- Building and monument signage available



## CONTACT US

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# FOR LEASE GREEN MEADOWS WEST

OFFICE | RETAIL  
5619, 5623 & 5627 NW 86<sup>TH</sup> ST  
JOHNSTON, IOWA



## BUILDING 5619

Suites Available	Rentable Square Feet	Asking Modified Gross Rent
Upper level Suite 300	1,461 RSF	Shell space - negotiable
Contiguous Suite Available	Rentable Square Feet	Asking Modified Gross Rent
Upper level Suite 200/300	2,011 RSF	Shell space - negotiable

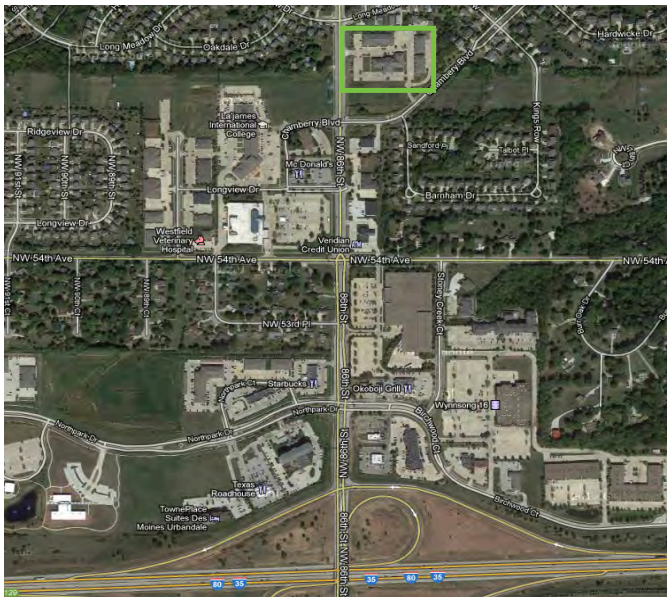
## BUILDING 5623

Suites Available	Rentable Square Feet	Asking Modified Gross Rent
Upper level Suite 300	1,425 RSF	Shell space - negotiable
Lower level Suite 700	1,800 RSF	Shell space - negotiable
Lower level Suite 800	1,779 RSF	Shell space - negotiable
Contiguous Suite Available	Rentable Square Feet	Asking Modified Gross Rent
Lower level Suite 700/800	3,579 RSF	Shell space - negotiable

## BUILDING 5627

Suites Available	Rentable Square Feet	Asking Modified Gross Rent
Suite 300	9,180 RSF*	\$14.50/RSF/YR

\*Potential to demise



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LISTING # 582824

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**FOR SALE**

# WINDSOR OFFICE PARK

## COMMERCIAL DEVELOPMENT LOTS

### NW 86TH STREET & WINDSOR PARKWAY

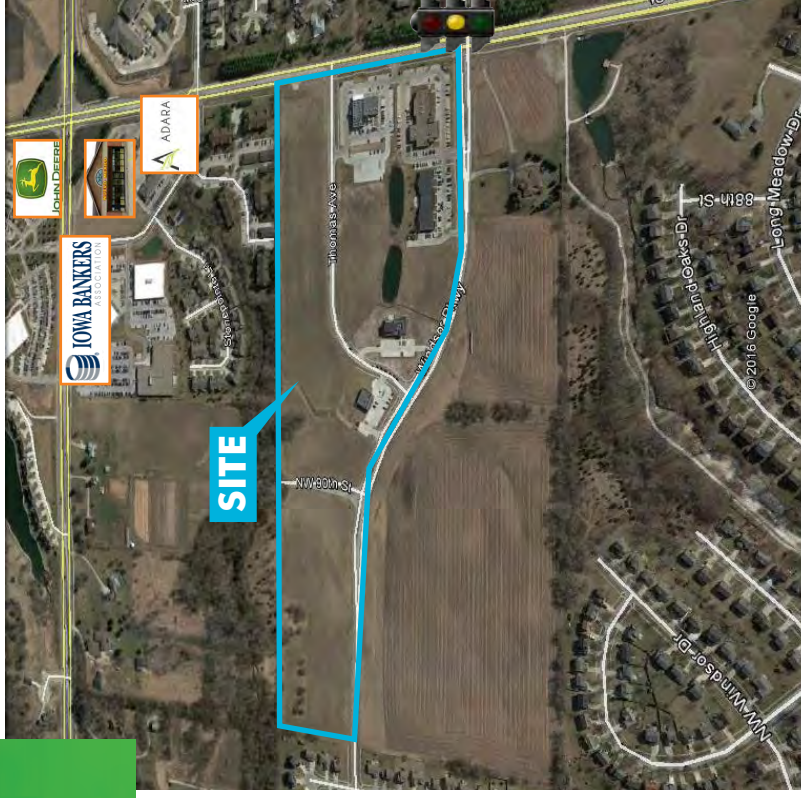
#### JOHNSTON, IOWA 50131



### COMMERCIAL LOTS

Located just north of Des Moines in Johnston, Windsor Office Park is in the center of several major employers, such as Pioneer Hi-Bred International, Inc., Camp Dodge and John Deere Financial which has attracted major retail, food and other uses.

- + Available Space**
  - 1.01 to 5.10 Contiguous Acres
- + Sale Prices**
  - Office Lots: \$3.95-\$5.00/SF
- Lots 7 through 20 allow residential construction on 2nd floor of office buildings**
- Lots 12 through 15 have been sold for the development of senior cooperatives and townhomes**
- + Property Features**
  - Traffic Counts: 20,800 vehicles per day
  - PUD Zoning for construction of professional office buildings and medical/dental clinics plus certain residential uses
  - Restrictive covenants ensure that the Park is developed, operated and maintained so as to protect and enhance the investment of all building owners within the Park boundaries
  - Signalized intersection at entrance to the Park



### CONTACT US

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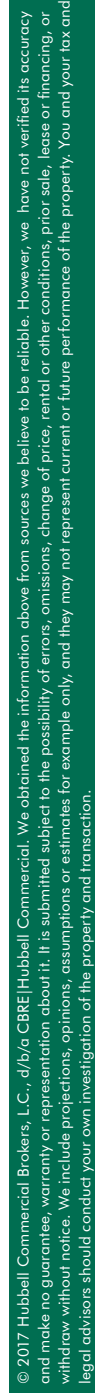
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COMMERCIAL DEVELOPMENT LOTS  
NW 86TH STREET & WINDSOR PARKWAY  
JOHNSTON, IOWA 5013



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# For Lease

## West Park

- Class A office space in a multi-story building
- Modern construction and open concept finishes throughout
- Generous window lines to capture beautiful views of a water feature and surrounding landscape
- Can accommodate individual offices, turn key finishes or custom built floor plans
- Direct access to 100<sup>th</sup> Street bridge with access to I-80/35 expected to open in 2018.

**5435 NW 100<sup>th</sup> Street  
Johnston, IA**

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[westparkbuilding.com](http://westparkbuilding.com)

[jll.com/des-moines](http://jll.com/des-moines)





## Building Information

- 33,140 total square feet
- 4-story brick construction
- Built in 2008

## Availability

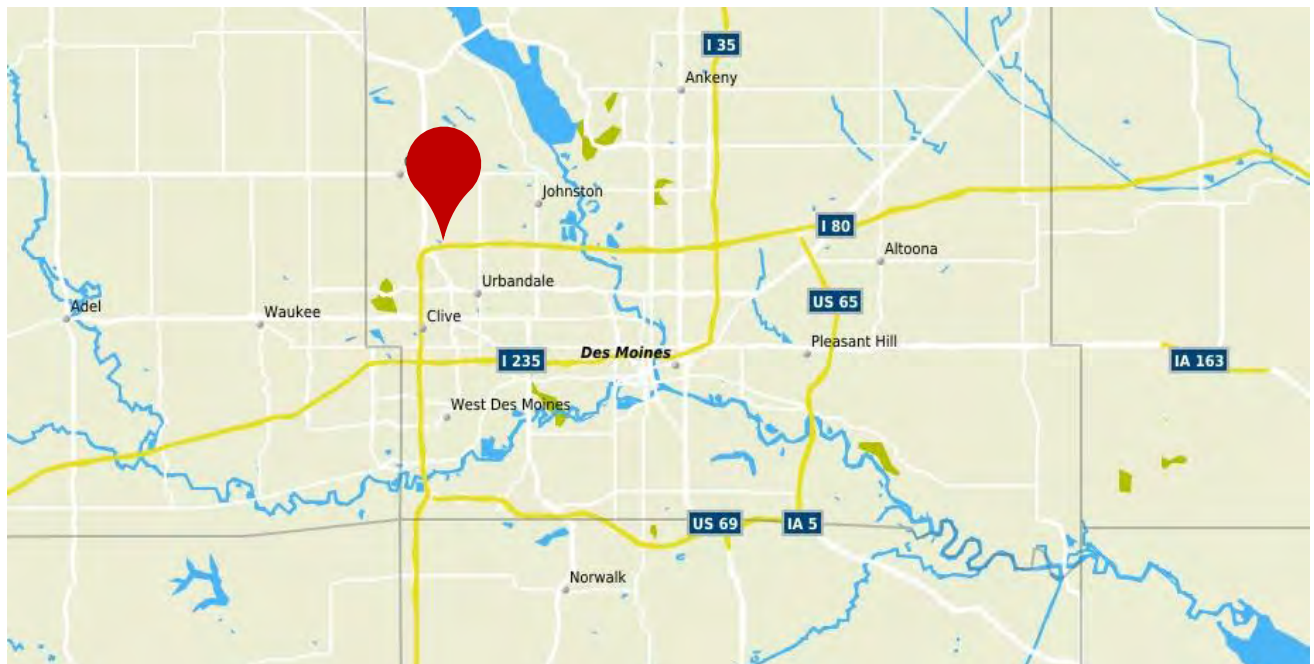
- 1<sup>st</sup> Floor: 4,000 SF
  - Executive office space
- 2<sup>nd</sup> Floor: 3,516 SF
- 3<sup>rd</sup> Floor: Fully leased
- 4<sup>th</sup> Floor: 3,516 SF
  - Can be subdivided
  - TI allowance available

## Terms

- Office: \$12.75 - \$14.75 /SF NNN
- Operating expenses available upon request
- 5 year lease term
- Improvement allowance available for qualifies leases



## Location Overview





# For Lease

## Offices at Northpark

- Five building office park built between 2007 and 2010 with two buildings fully leased
- Suites available from 3,500 RSF to 24,000 RSF
- Class A office in a convenient location within Johnston
- Just north of Interstate 80/35 at 86<sup>th</sup> Street exit with 100<sup>th</sup> Street exit opening in late 2018 (Q4)
- Local area amenities include Hilton Garden Inn, Texas Roadhouse, Starbucks, 1908 Draught House, Planet Sub and Power Life Yoga

**9201 Northpark Dr.  
9131 – 9161 Northpark Dr.  
Johnston, IA**

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[jll.com/des-moines](http://jll.com/des-moines)





## 9161 – 9131 Northpark Dr.

### Availability & Terms

- Availability: 12,000 RSF to 24,000 RSF
- Minimum Divisible: 3,000 RSF
- Lease Rate: \$12.50/SF NNN
- Estimated Operating Expenses: \$5.85/SF

### Property Information

- Former Pioneer offices
- Mix of built-out offices and open working space with no interior columns
- Quality improvements and finishes
- Tall ceilings (9”8’) and ample windows
- Two buildings connected via enclosed walkway
- Parking Ratio: 4/1000



### Floor Plan



# Central Johnston

---



At the center of the thriving Johnston community is the home of DowDuPont Pioneer. This company has been a part of the Johnston community for over 50 years and has changed significantly over the years. Recently DuPont Pioneer has been transitioning to DowDuPont Pioneer and will operate out of the beautiful central part of the Johnston community.

Dow Chemical Company and DuPont Co., the two largest U.S. chemical makers have joined to make DowDuPont Pioneer with a merger valued at \$130 billion. DowDuPont will be split into three separate companies focused on agriculture, specialty products and materials. It is expected that the three larger companies will split into three separate companies over the next two years.

In addition to DowDuPont Pioneer, John Deere Financial is another corporate headquarters located in the center of the Johnston Community. John Deere Financial sits on the corner of NW 86th Street and NW 62nd Avenue in Johnston. John Deere employs approximately 2,200 employees worldwide. Of that number, the majority work in the Johnston headquarters.





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## For Sublease Crescent Chase II

8700 Crescent Chase  
Johnston, IA 50131

DU PONT



PIONEER.



## 8700 Crescent Chase

Johnston, IA 50131

### For Sublease

- Up to \$11.95 PSF NNN
- 30,184 SF available (Minimum Div: 9,827 RSF)
- Sublease expires: 7/31/2019
- Total Operating Expenses: \$5.52 NNN
- Vacant: Immediate occupancy

### Property Features

- Furniture negotiable
- LEED certified building
- Year Built: 2009
- Parking Stalls: 149
- Land Size: 2.493 acres
- Open concept floor plan
- Modern construction
- Available for single or multi-tenant
- Ideal Johnston location in a growing corridor
- Conveniently located 2 miles North of I-80/35
- Area Employers: DuPont Pioneer, John Deere Financial, Iowa Bankers



**Christopher Stafford, CCIM**

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cstafford@naioptimum.com

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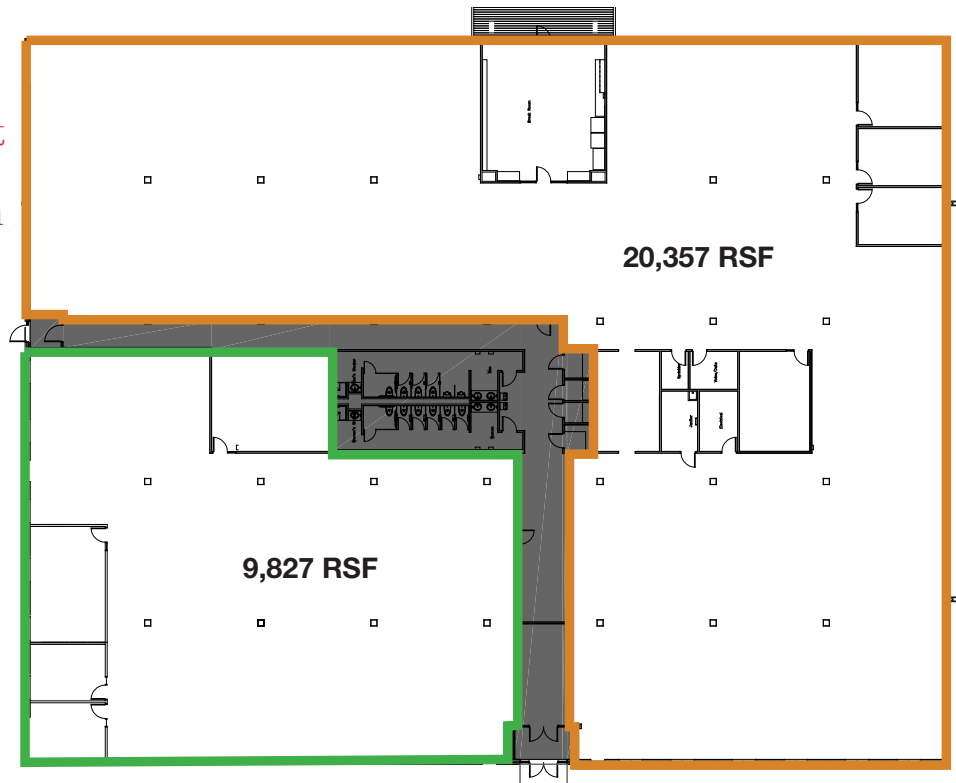
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Multi-tenant  
plan  
option



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Commercial Real Estate Services, Worldwide.

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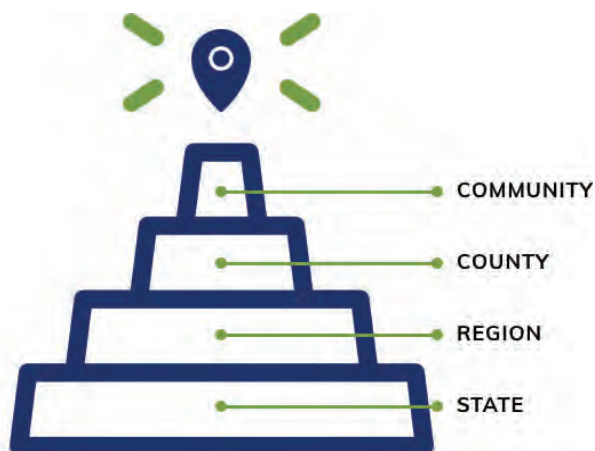
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### **Area Profiles**

Collate Esri reports and run a radius analysis for a complete market overview of the areas and communities around each property. Save and share demographic, consumer expenditure, wages and labor force reports.



MidAmerican Energy Company is committed to the businesses and communities we serve. Let our EconomicAdvantage® experts help your community with project management, prospects, research, planning and long-range strategies.

For more information on LOIS and other tools we can provide for your business, contact us at:

**EconomicAdvantage: 800-358-6265**



# John Deere Financial



John Deere Financial is one of the largest providers of financial services to agricultural and construction customers, supporting John Deere around the world with more than 1.7 million accounts and a managed worldwide portfolio of \$38.5 billion. In addition to providing receivable and equipment financing to help facilitate the sale of John Deere agricultural, construction, forestry, turf, and utility equipment, John Deere Financial also offers revolving payment-based solutions and crop input financing.



**JOHN DEERE**  
FINANCIAL

Today, John Deere Financial offers retail finance solutions in 52 countries and has approximately 2,220 employees worldwide with approximately 1,000 of those employees located at its Johnston, Iowa worldwide headquarters. In addition to Johnston, it has major North American offices in Oakville, Ontario, Canada and Madison, Wisconsin. Since 1996, John Deere Financial has expanded significantly outside the U.S. and Canada. Retail finance solutions are offered in Argentina, Australia, Austria, Bolivia, Botswana, Brazil, Bulgaria, Chile, China, Colombia, Costa Rica, Croatia, Czech Republic, Denmark, Dominican Republic, Ecuador, Estonia, Finland, France, Germany, Guatemala, Honduras, India, Ireland, Italy, Kenya, Latvia, Lithuania, Luxembourg, Mexico, Namibia, Netherlands, New Zealand, Nigeria, Norway, Panama, Paraguay, Peru, Poland, Portugal, Russia, Slovenia, South Africa, Spain, Swaziland, Sweden, Tanzania, Thailand, Ukraine, United Kingdom, Uruguay, and Zambia.

September 2017

**John Deere Financial**  
6400 NW 86th St.  
P.O. Box 6600  
Johnston, IA 50131  
[www.JohnDeereFinancial.com](http://www.JohnDeereFinancial.com)





## IOWA EMPLOYER SUPPORT FOR GUARD AND RESERVE



Employer Support of the Guard and Reserve (ESGR) was founded in 1972 as an agency of the Department of Defense. The Iowa ESGR committee has more than 120 volunteers statewide. These volunteers are business leaders, involved in civic groups, and retired Guard or Reservists. Local ESGR representatives stand ready to assist public and private employers, communities, and members of the Guard and Reserve through education and awareness on the Uniformed Services Employment and Reemployment Rights Act (USERRA), awards and more.

Today, approximately 11,500 Iowans serve in the Guard and Reserve. ESGR serves as a proactive liaison between military leaders and employers to address issues and develop solutions to problems that arise because of employee participation in the National Guard and Reserves.

We urge you to become familiar with the resources and services that ESGR provides and take advantage of this information and assistance should the need ever arise. Below are the primary resources and services provided free of charge.

### Employer Outreach Programs

**BOSS LIFT:** is a program where employers and supervisors are transported to a military training site. They observe National Guard and Reserve members during military training. This usually occurs during an Annual Training period (AT).

**CENTER OF INFLUENCE:** is a program that takes place at the local Guard or Reserve Armory. The intent is for community leaders to understand the units mission and support of State and Federal initiatives.

**EMPLOYER SYMPOSIUMS:** ESGR and Department of Labor (DoL) members provide information, education and services for employers of National Guard and Reserve members.

**AWARDS:** This program is designed to acknowledge the efforts employers put forth to support their military employees. This starts with the military member and they submit their employer for a Patriotic Employer Award.

**SPEAKERS BUREAU** provides speakers, exhibits and literature for association and industry conferences, community events, service clubs and Chamber of Commerce meetings.

### Military Outreach Programs

**MILITARY UNIT LIAISON:** This program provides Guard and Reserve members with important information about their rights and responsibilities under USERRA (Uniformed Services Employment and Reemployment Rights Act) and ESGR employer recognition programs and services.

**BRIEFING WITH THE BOSS:** This program brings together employers, unit commanders, ESGR members and community leaders to discuss issues relevant to National Guard and Reserve service.

### Mediation and Consultation

**OMBUDSMAN:** Trained ombudsman provide information, confidential counseling and neutral mediation relating to compliance with the Uniformed Services Employment and Reemployment Rights Act (USERRA).

### Iowa Committee for ESGR

7105 NW 70<sup>th</sup> Ave, Bldg 3586, Johnston, Iowa 50131  
1-800-294-6607 ext 2757 or 4192  
[www.esgr.mil/iowa](http://www.esgr.mil/iowa)



## LISTING BROKER

Knapp Properties, Inc.

## EXCLUSIVELY MARKETING BY

**Ben Garrett** 515.401.7071

**Brian Erickson, CCIM** 515.202.5035

## VILLAGE SQUARE JOHNSTON, IOWA



## PROPERTY FEATURES

- 5800 Merle Hay Road Suite 10: 1,390 SF of retail space
- 5860 Merle Hay Road Suite A: 5,040 SF dance studio
- 5870 Merle Hay Road Suite B: 2,242 SF of office space
- Johnston Retail Center, convenient location, great access
- Join Hy-Vee, ACE Hardware, Wells Fargo and The Greenbriar Restaurant in this vibrant Johnston center
- One mile north of I-80/35 on Merle Hay Road
- Merle Hay Road Traffic Count in 2012: 15,800 VPD

## LEASE TERMS

\$8.00 – \$10.00 PSF/YR NNN

Market Information*	1 Mile	3 Miles	5 Miles
Population	4,263	50,190	137,578
Households	1,912	19,704	55,089
Median Income	\$77,463	\$73,304	\$62,838

\*esri - Demographic and Income Profile 2015

5000 WESTOWN PARKWAY SUITE 400 | WEST DES MOINES, IA 50266-5921

P 515.223.4000 | F 515.222.5220 | [KNAPPPROPERTIES.COM](http://KNAPPPROPERTIES.COM)

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Knapp Properties, Inc.

**EXCLUSIVELY MARKETING BY**

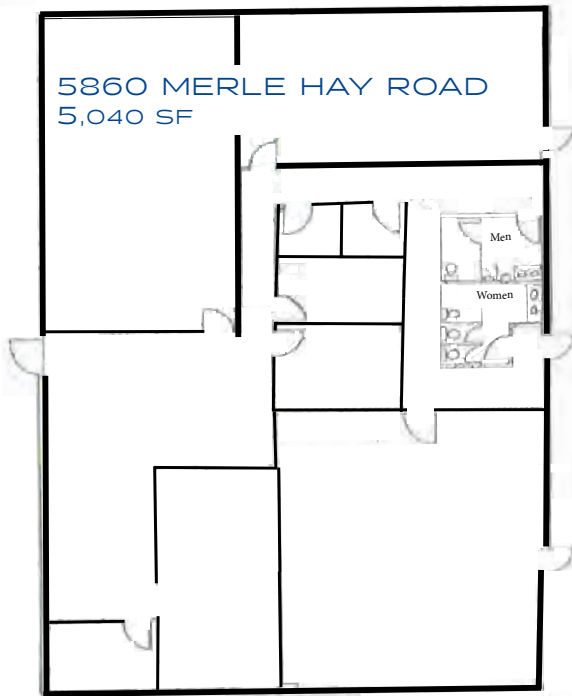
**Ben Garrett** 515.401.7071

**Brian Erickson, CCIM** 515.202.5035

**VILLAGE SQUARE  
JOHNSTON, IOWA**



**5860 MERLE HAY ROAD  
5,040 SF**



## For Sale/Lease Office Building

5731 Greendale Road  
Johnston, IA 50131



### For Sale

- \$699,000

### For Lease

- \$12.75 PSF NNN
- Suite 100: 4,900 SF Available
- Est. Operating Expenses: \$5.67

### Property Summary

- Building Size: 6,790 SF + basement
- Lot Size: 0.78 Acres
- Suite 100: 4,900 SF (vacant)
- Suite 200: 1,890 SF (leased to building owner)
- Owner willing to vacate or sign long-term lease

### Property Highlights

- Well maintained freestanding building
- Former medical clinic
- Full-suite basement for safe and secure storage
- Private offices and conference rooms
- Ideal location for an office user
- Zoned: PUD
- On-site parking: 33
- Close proximity to Merle Hay Corridor and Hy-Vee



**Christopher Stafford, CCIM**

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+1 515 554 0999 (c)

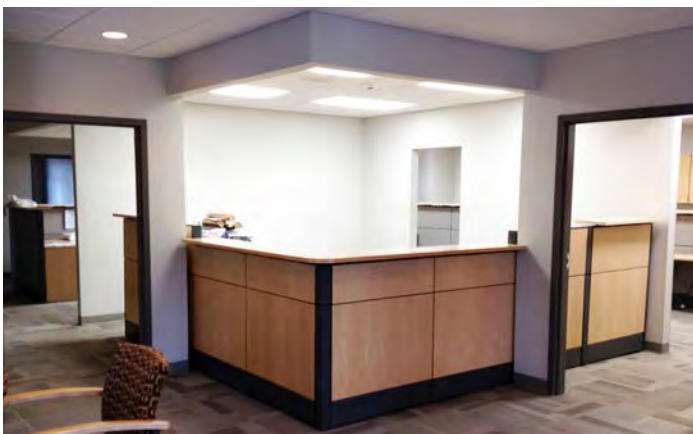
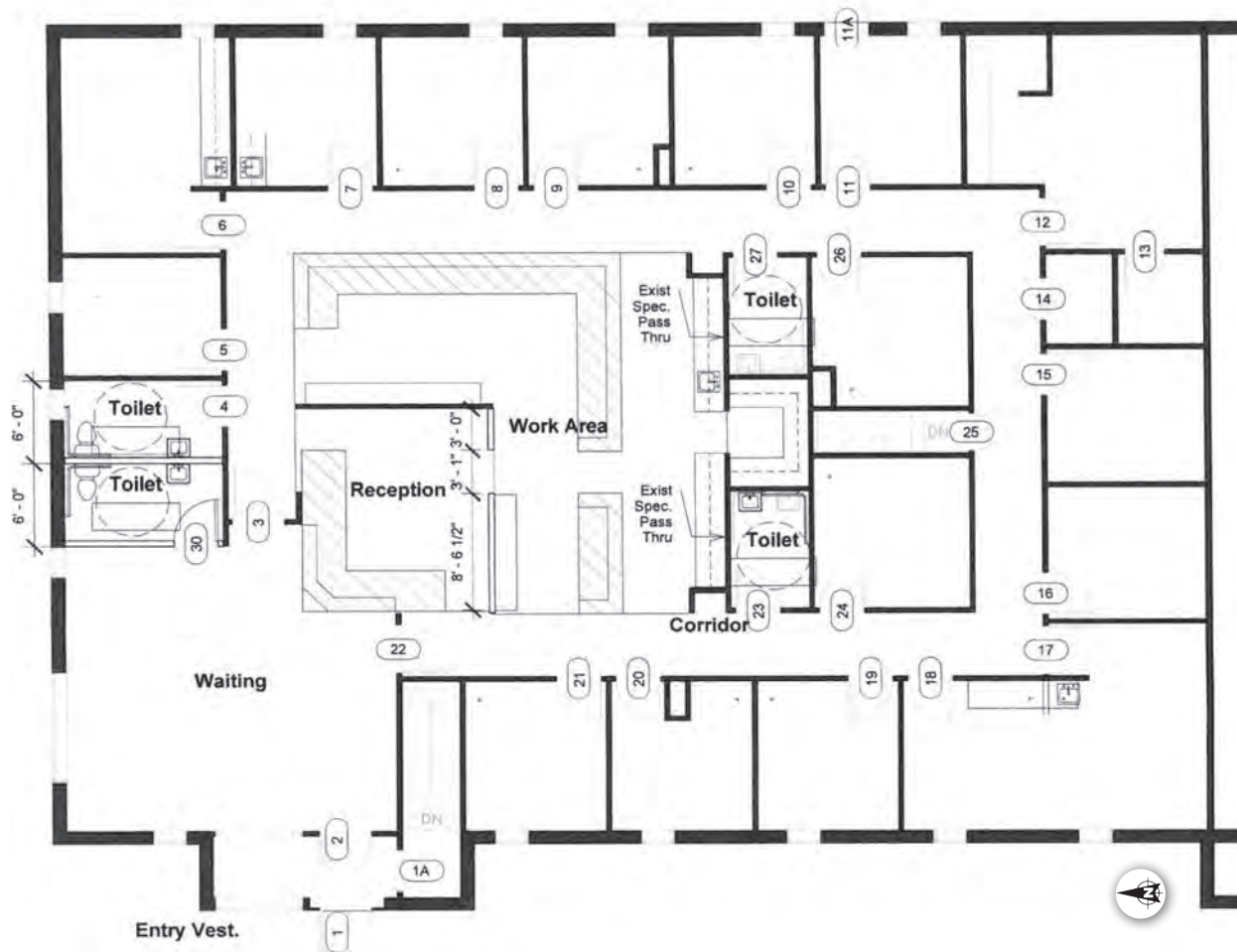
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Commercial Real Estate Services, Worldwide.

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+1 515 309 4002  
[naioptimum.com](http://naioptimum.com)



## Floor Plan & Photos



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# HURD

**LOCATION**  
Johnston, IA

**LAND SIZE**  
2.85 Acres  
124,156 SF

**ZONING**  
PUD  
City of Johnston

**PRICE**  
\$12.50/SF or  
\$1,552,000

**BUILD-TO-SUIT TERMS**  
**AVAILABLE UPON REQUEST**

Exclusively Represented By:  
Richard Hurd  
515.778.1000  
richard.hurd@hurdrealty.com

Richie Hurd  
515.778.1009  
richie.hurd@hurdrealty.com

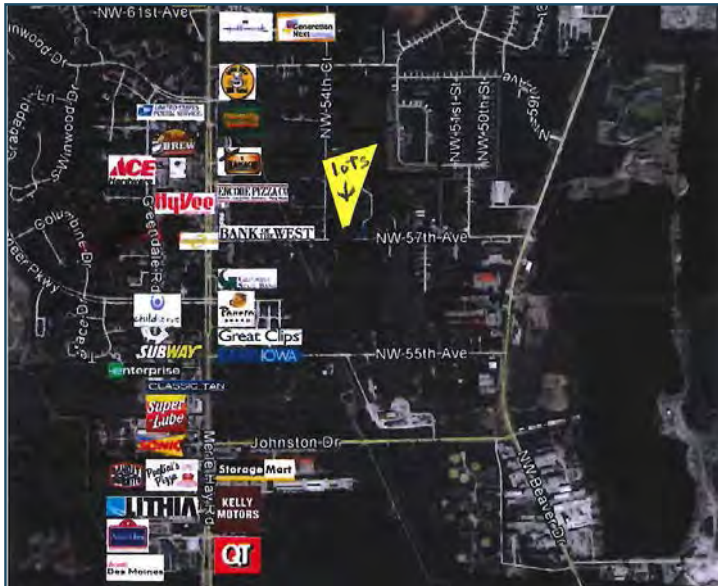
Hurd Real Estate  
2000 Fuller Road  
West Des Moines, IA 50265

## Crescent Chase Development Land NW 86th Street & NW 62nd Avenue



**Address** 2000 Fuller Road, West Des Moines, IA 50265 | **Office** 515.225.1102 | **Twitter** @HurdRealty

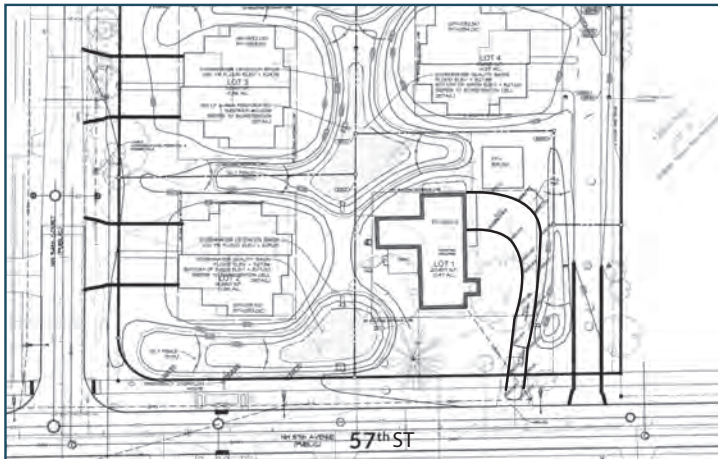




## Millers Meadows

*One Block East of Merle Hay Road -  
Close to Elementary School & Bike Trail*

**5385 NW 57th Street  
Johnston, Iowa**



## Buy One or All

**Zoned R2 – No Covenants**

**Three - 1/4 acre Duplex Lots Available:  
\$110,000 each**

**One Single Family Home: \$219,000**



**Dorrance L Brezina**  
Owner, Broker of  
Developers Realty Group  
515-778-0787



**Harley Thornton**  
Developer Consultant  
515-681-5603

# Northeast Johnston

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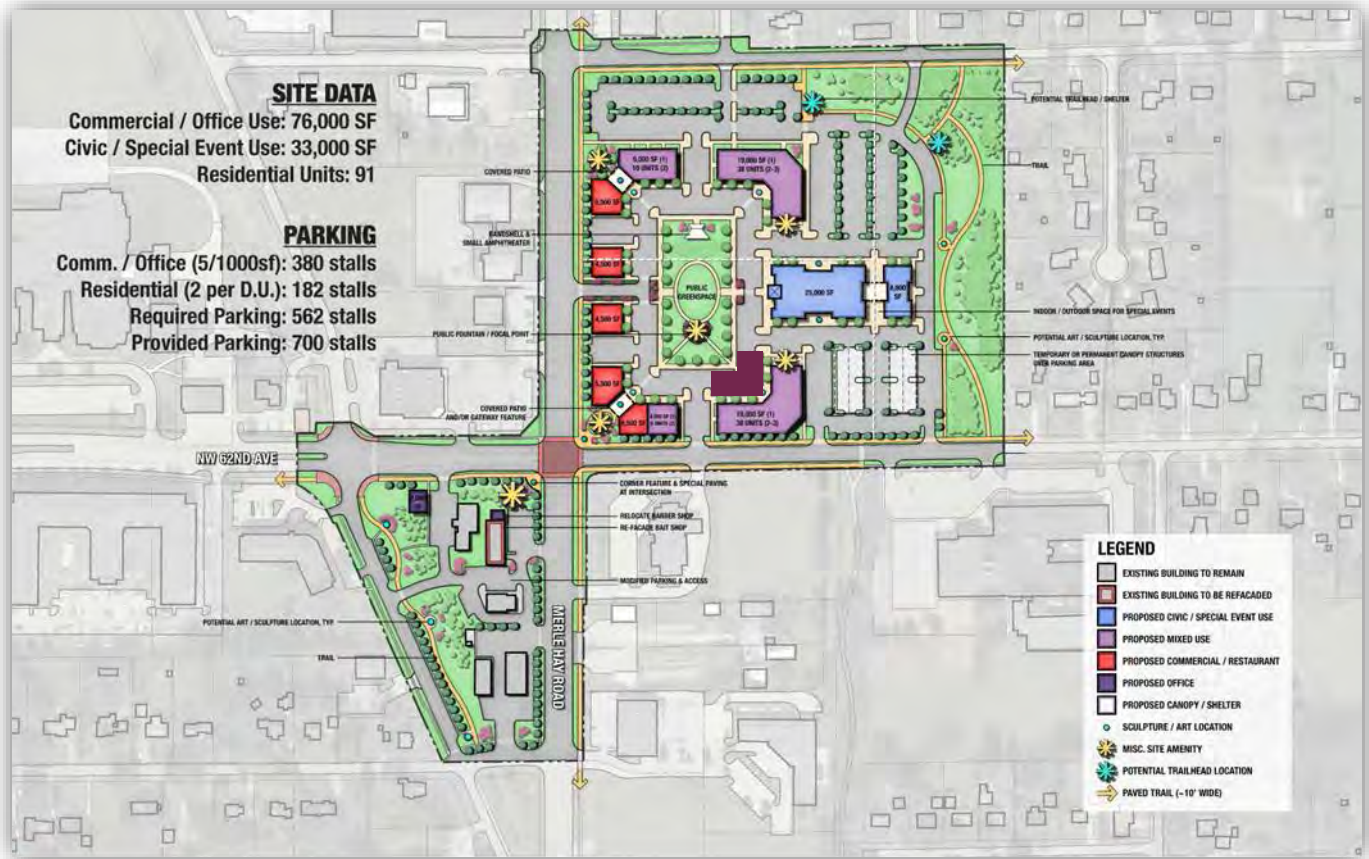
The City of Johnston has been working for years to redevelop Merle Hay Road in Johnston. Over the last few years development has progressed on both the north and south end of Merle Hay Road. Recently the north end of Merle Hay has experienced a boom in development, especially multi-family housing.

City leaders and residents of Johnston have expressed support for a place in Johnston to claim as their “town center”. Currently the City of Johnston is working on the North Merle Hay Road Redevelopment plan to develop a town center concept for the Johnston community. The City has been gradually assembling land to help make this plan a reality.

Over the past year the City of Johnston has worked with Confluence Development to create a variety of concepts which have been presented to the community for input. It is envisioned that this site will include trail system access, space for a farmers market, greenspace, retail and restaurants.



# Johnston Town Center



As Johnston has grown so has the need for a community gathering place where residents can shop and dine. With more than a thousand existing or planned residential units near the intersection of NW 62nd Ave and Merle Hay Road, the City of Johnston is moving forward with the long-term goal of creating a Town Center that will help define the community. Envisioned above is the 18+ acre site that will integrate Johnston's trail system and farmers market with restaurants and retailers that encircle a large greenspace .

Several properties are currently available for redevelopment. Contact the City Economic Development Department for pricing and design guidelines.



**Adam Plagge**, | Economic Development Manager  
 City of Johnston | 6221 Merle Hay Road,  
 PO Box 410, Johnston, IA 50131-0410  
 o: 515.727.7774 | c: 515.343.7424 |  
 e: [aplague@cityofjohnston.com](mailto:aplague@cityofjohnston.com)



City Controlled Property



## *Far Above the Ordinary*

**1, 2, & 3 bedroom apartments available!**  
**Call 515.985.7700 for more information.**



## *Amenities for a Life in Splendor!*

- Stainless steel appliances with gas range
- Quartz countertops
- Pocket offices
- Full-size washer and dryer
- Pet friendly
- Smart hubs
- Large walk-in closets
- Double pane windows
- 9' ceilings
- Controlled access
- Enclosed surface parking
- Resort style salt water swimming pool
- Outdoor grilling areas with fire feature
- Pet spa
- Fitness Center and Business Center
- Yoga/Pilates room
- Bike workshop and storage
- Direct access to walking trails
- Trash chutes
- Elevators

Residences at 62W | 6000 NW 62nd Ave | Johnston, IA 50131 | 515.985.7700 | [www.62wliving.com](http://www.62wliving.com)



**ORCHARD • 1BR 769 SF**



**OAKDALE • 1BR 934 SF**



**ORCHARD LOFT • 1 BR 768 SF**



**BIRCHWOOD • 2BR 1,111 SF**



**WINDSOR • 2BR 1,025 SF**



**STONECREST • 2BR 1,178 SF**



**RIDGEVIEW • 2BR 1,069 SF**



**MORNINGSIDE • 3BR 1,484 SF**



Locally owned and  
operated by R&R  
Realty Group



FOR SALE

# 6500 NW 70TH AVENUE

LAND

JOHNSTON, IOWA 50131



## LAND

### + Available Parcel

- 1.966 Acres (85,639 SF)

### + Sale Price

- \$325,000
- \$3.79/SF

### + Property Features

- Zoned Residential
- Sits just north of The Mansions at Hemingway & The Ridge at Johnston Commons residential developments
- Neighbors Hyperion Field Club & Camp Dodge



## CONTACT US

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### CY FOX, CCIM

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### CBRE | HUBBELL COMMERCIAL

6900 Westtown Parkway  
West Des Moines, Iowa 50266  
[www.cbre.com/desmoines](http://www.cbre.com/desmoines)

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# FOR SALE 6500 NW 70TH AVENUE

LAND  
JOHNSTON, IOWA 50131



## PROPERTY LOCATION



Demographics	1-Mile	3-Mile	5-Miles
2016 Population	3,418	24,595	101,235
2016-2021 Annual Growth	2.18%	2.07%	1.90%
Households	1,279	8,841	39,177
Average Household Income	\$117,093	\$128,598	\$98,405

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FOR SALE

# 5804 NORTHGLENN DR

RETAIL LAND

JOHNSTON, IOWA 50131



## PROPERTY FEATURES

- + 0.88 acres/38,506 SF
- + Sale Price: \$6.00/SF or \$201,000
- + 8,400 vehicles per day on Merle Hay Road
- + 138' of frontage on Merle Hay Road, 240' deep
- + Adjacent to Kum & Go



## CONTACT US

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First Vice President

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FOR SALE  
**5804 NORTHGLENN DR**

RETAIL LAND  
JOHNSTON, IOWA 50131



**SITE AERIAL**



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# CADENCE

APARTMENTS

## EFFORTLESS LIVING

Beautifully appointed one-, two-, and three-bedroom homes feature open floor plans with walk-in closets, patios, and balconies.\*

CADENCEJOHNSTON.COM  
515.221.6698



Cadence Apartments is an urban-style apartment community with 195 units, located at 6300 Merle Hay Road. The community includes expanded community amenities such as a pool, two-story community room, attached and detached garage stalls and more. There is a strong unit mix with various layout options including 64 one-bedroom, 97 two-bedroom and 34 three-bedroom units. Units mimic the urban facade and include larger master suites, tall ceilings, open living spaces, upgraded finishes and more.



CADENCEJOHNSTON.COM  
515.221.6698

FOR SALE

# THE RIDGE AT JOHNSTON COMMONS

MULTI-FAMILY  
JOHNSTON, IOWA



## INVESTMENT SUMMARY

CBRE|Hubbell Commercial is pleased to exclusively market for sale 58 newly constructed townhome units within the 94-unit townhome development of The Ridge at Johnston Commons in Johnston, Iowa, a northern suburb of Des Moines. The Ridge offers spacious two, three and four bedroom townhomes with contemporary interiors, open living spaces and large master suites. Each townhome boasts an attached two-car garage. The Ridge at Johnston Commons offers an investor a well-situated multi-family asset in a rapidly developing area. The property is currently owned and professionally managed by the developer.

- + Offering Price: \$8,500,000
- + Price Per Unit: \$146,552
- + Built in 2013 - 2016
- + 58 Units
- + Cap Rate: 6.85%
- + Average Market Rent: \$1,458
- + Average Unit Size: 1,416 square feet
- + Each unit is separately metered for natural gas, electric and water/sewer



**CBRE|HUBBELL COMMERCIAL**

6900 Westown Parkway  
West Des Moines, Iowa 50266  
[www.cbre.com/desmoines](http://www.cbre.com/desmoines)

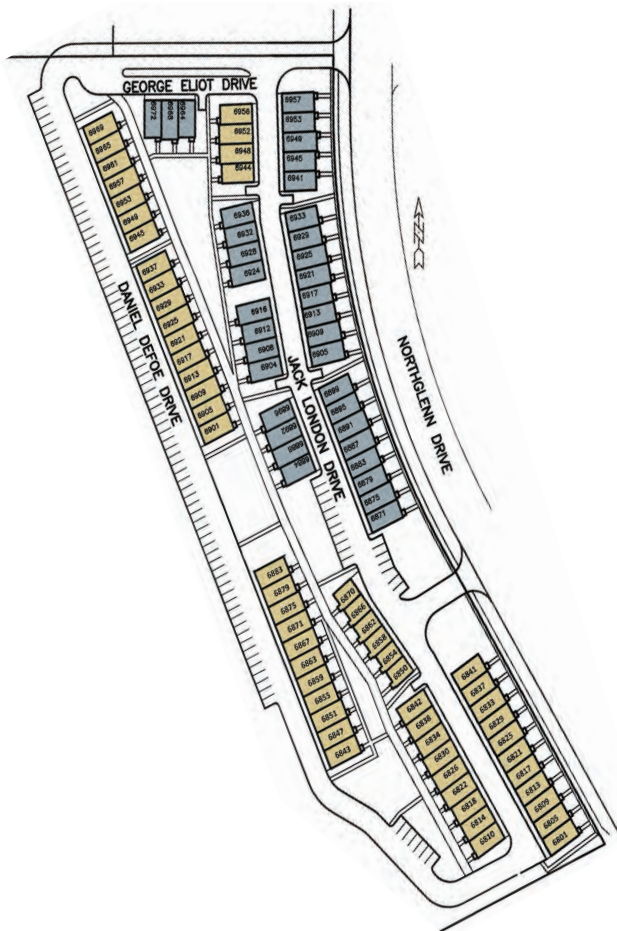
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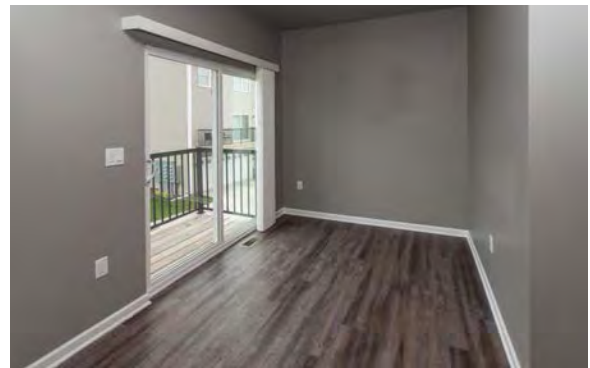


# FOR SALE THE RIDGE AT JOHNSTON COMMONS

MULTI-FAMILY  
JOHNSTON, IOWA



- 58 Rental townhome units included in this offering
- 36 Owner-occupied townhome units not included in this offering



## CONTACT US

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rick.krause@cbre-hubbell.com

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Always Breaking New Ground!

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# For Lease Retail Center

5935 Merle Hay Road  
Johnston, IA 50131



## 5935 Merle Hay Road

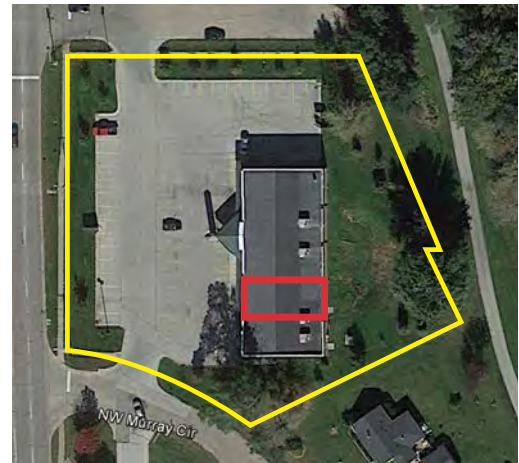
Johnston, IA 50131

### For Lease

- 6,000 SF available (Min. divisible of 1,200 SF)

### Property Features

- Co-tenancy includes Family Video and Stylin Cuts
- Nearby businesses include Hy-Vee and new Fareway (opening 2016)
- Prominent street visibility
- Generous building signage allowed
- Close proximity to several residential pockets and Johnston High School
- Located on Merle Hay Gateway Redevelopment Corridor



### Steve Scott, CCIM

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### Collin Nelson

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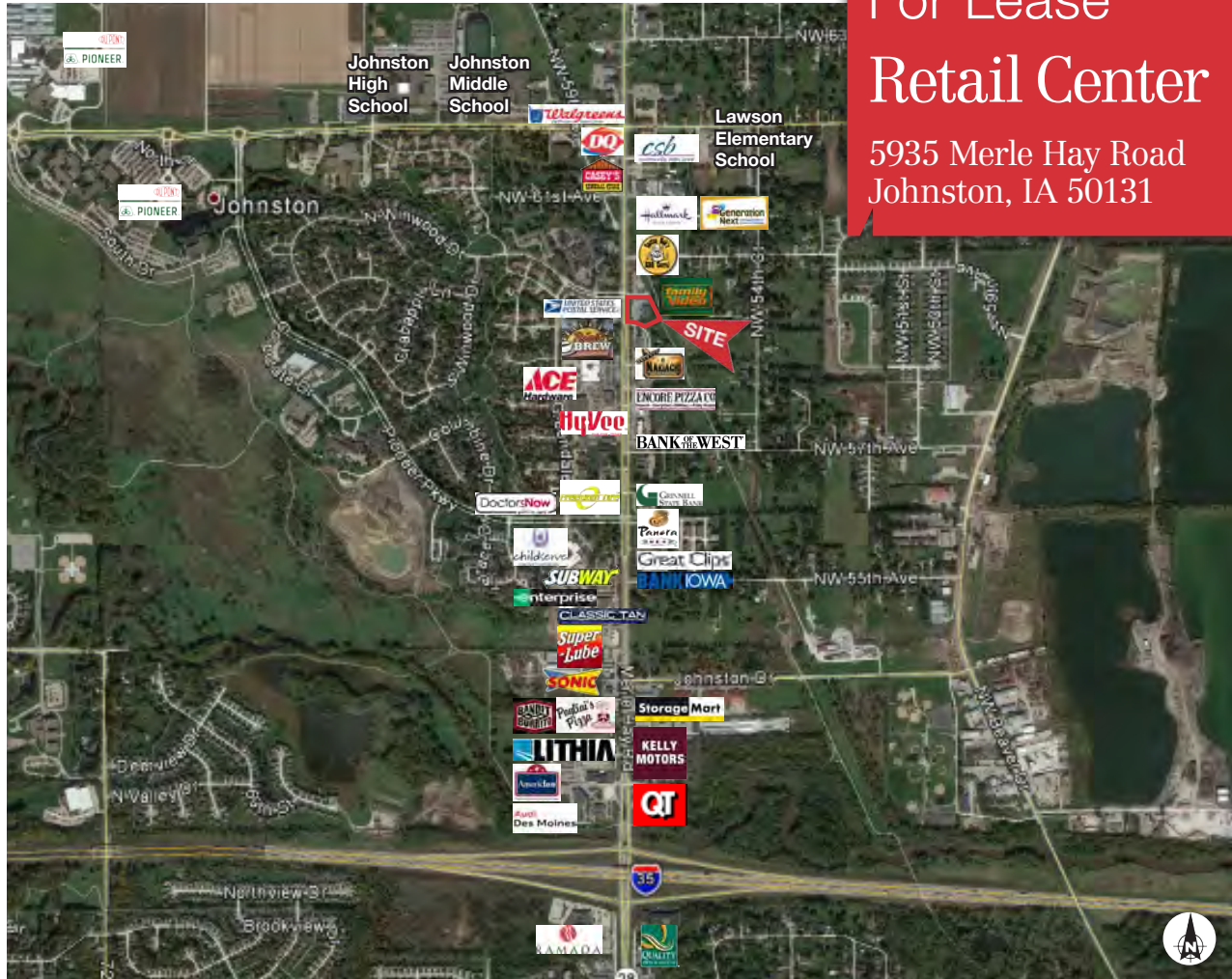
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# For Lease Retail Center

5935 Merle Hay Road  
Johnston, IA 50131



## Demographics

	1 mile	3 miles	5 miles
POPULATION	4,587	46,034	132,684
TOTAL HOUSEHOLDS	2,074	18,141	53,786
AVERAGE HOUSEHOLD INCOME	\$97,142	\$95,477	\$82,646

	7 minutes	10 minutes
POPULATION	25,127	71,392
TOTAL HOUSEHOLDS	9,886	28,636
AVERAGE HOUSEHOLD INCOME	\$99,792	\$90,234

## Traffic Count (Vehicles Per Day)

- Merle Hay Road: 15,800 VPD

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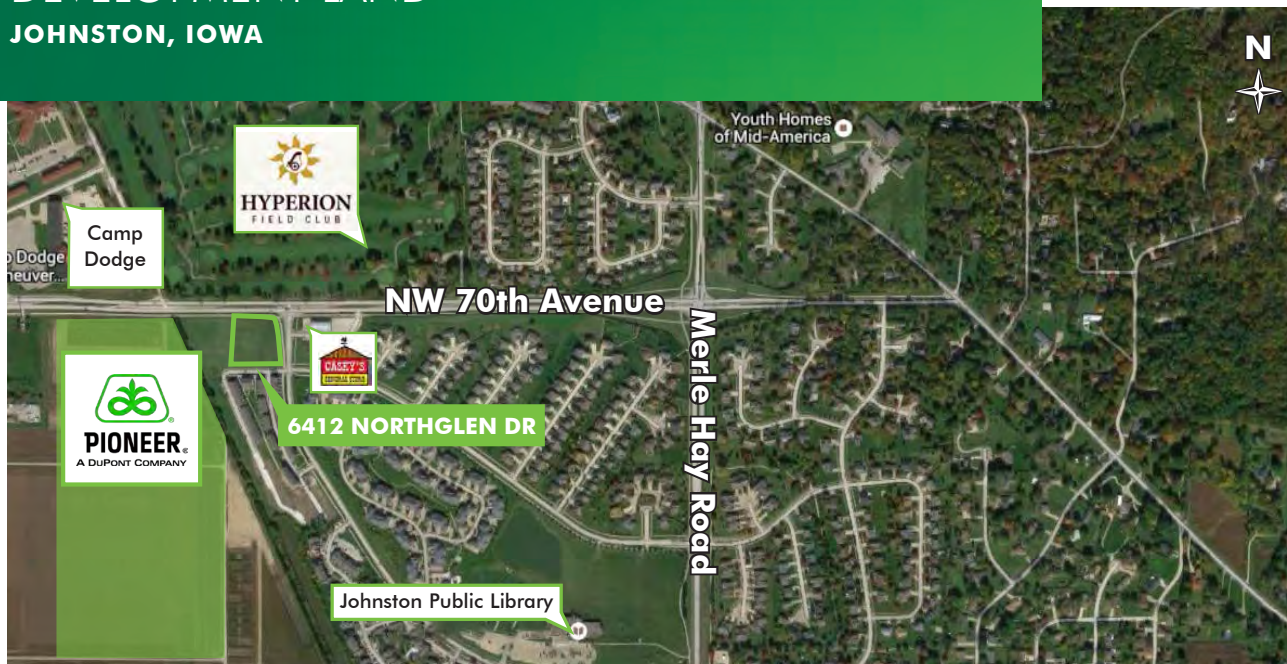
[naioptimum.com](http://naioptimum.com)

FOR SALE

# 6412 NORTHGLENN DRIVE

DEVELOPMENT LAND

JOHNSTON, IOWA



## PROPERTY FEATURES

- + 1.732 acres zoned PUD
- + Sale Price: \$377,230 (\$5.00/SF)
- + Located near Hyperion Country Club, Johnston Historical Museum, Johnston High School, and HyVee
- + Traffic counts:
  - NW 70th - 7,500 vpd
  - Merle Hay Road - 17,500 vpd

Demographics	1 MILE	3 MILES	5 MILES
Population	3,334	25,323	101,169
Households	\$115,657	\$120,974	\$92,540
Median Age	35.9	38.5	36.9



## CONTACT US

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### AJDIN NADAREVIC

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ajdin.nadarevic@cbre-hubbell.com

LISTING# 1500268

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## LISTING BROKER

Knapp Properties, Inc.

## EXCLUSIVELY MARKETING BY

**Ben Garrett** 515.401.7071

**Brian Erickson, CCIM** 515.202.5035

**6025 MERLE HAY ROAD  
JOHNSTON, IOWA**



## FOR SALE

Prime development parcel on the Merle Hay Road corridor in Johnston. Located next to the newly opened Johnston Fareway.

- 64,622 s.f.
- 1.484 acres
- Minutes from I-35 / I-80
- Merle Hay Road Traffic Count in 2012: 22,600 VPD
- I-35 / I-80 Traffic Count in 2014: 96,000 VPD
- Zoned ROC-1 Mixed Use R4 & C2

## PRICING

- \$8.50 PSF

Market Information*	1 Mile	3 Miles	5 Miles
Population	5,450	44,914	137,110
Households	2,404	17,426	54,994
Median Income	\$70,940	\$77,323	\$68,371

\*esri - Demographic and Income Profile 2015

5000 WESTOWN PARKWAY SUITE 400 | WEST DES MOINES, IA 50266-5921

P 515.223.4000 | F 515.222.5220 | KNAPPPROPERTIES.COM

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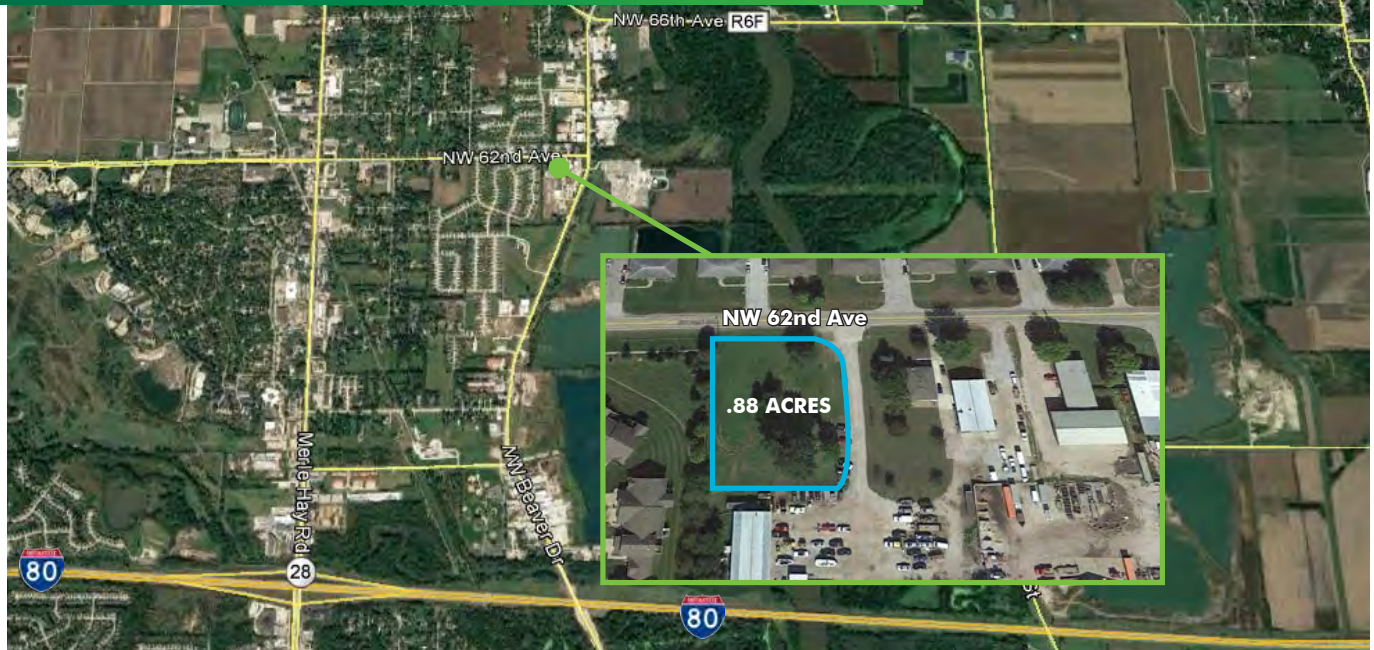
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FOR SALE

# 4708 NW 62ND AVENUE

## INDUSTRIAL DEVELOPMENT LAND

JOHNSTON, IOWA



### DEVELOPMENT LAND

#### + Available Land

- .88 Acres (38,333 SF) Zoned Light Industrial
- Easy access to I-80 and Merle Hay Road

#### + Sale Price

- \$145,000



### CONTACT US

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# Northwest Johnston

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Development in northwest Johnston over the past several years has changed the dynamic of this section of the Johnston Community. An area that was previously residential in nature is now poised for future commercial growth and expansion of residential growth to the north.

One structure that changes the look and feel of this part of the community is the new Johnston High School located on NW 100th Street just north of NW 62nd Avenue. As you travel north along NW 100th Street opportunity for commercial growth can be envisioned, especially near NW 70th Avenue.

Currently Brio of Johnston a WesleyLife Community is under constructions at the corner of NW 86th Street and NW 70th Avenue. This \$29.5 million - dollar senior living community will offer independent living, assisted living. In addition, a memory loss and short - term skilled care/rehabilitation for adults will be a part of the facility.



Your community is our business.  
Your success is our goal.

*See what we can do for Johnston.*



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FOR SALE

# 8605 NW 70TH AVENUE

LAND

JOHNSTON, IOWA 50131



## COMMERCIAL LAND

### + Available Space

- 9.4 acres +/-

### + Sale Price

- \$3.50/SF or \$1,143,450

### + Property Features

- At the corner of NW 86th Street & NW 70th Avenue
- Brio Senior Living Community under construction across 70th Avenue
- Zoned: Commercial (C-1)
- Mixed development opportunity



## CONTACT US

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# BECOME A PART OF OUR #BUILDINGTRADITIONS



## Welcome to Johnston

The Johnston Community School District is home to more than 7,300 students in eight outstanding schools, 1,000 staff members, and a stellar community of proud Dragon supporters. We invite you to learn more about our district and why we love it.

---

[www.johnstoncsd.org](http://www.johnstoncsd.org)



# A VIBRANT SCHOOL DISTRICT FOCUSED ON THE FUTURE



## Dragon Pride

- State-of-the-art learning facilities, including a new high school (opened 2017); renovated middle school (opened 2017); renovated elementary school (opening 2018); and a new early childhood education facility (opening 2018)
- 98.5% graduation rate; less than a 1% dropout rate
- Innovative digital learning environment with 1:1 iPads for all students grades 6-12 and 2:1 iPads in most elementary classes
- Robust student athletic, fine art, and activity offerings and facilities
- Unique school-to-work, Project Lead the Way, and Advanced Placement courses prepare students for life beyond Johnston
- Professional development, tuition reimbursement, and competitive compensation packages for employees

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### CONNECT WITH US!

Facebook: Johnston Schools

Twitter: @JohnstonCSD

Instagram: JohnstonCSD





**DENNY ELWELL COMPANY**  
Commercial Real Estate & Development

515-964-1587



# For Sale—Development Ground



- 2.301 Acres
- \$4.35/SF
- Hard Corner Lot
- East of Highway 141
- Easy Access to I-35
- Zoned PUD with Allowable C-2 and PC with R-4 Available for Second Story Mixed Development
- Just South of New Johnston High School
- All Utilities to Site

10303 NW 62nd Avenue

Johnston, Iowa

Denny Elwell Company  
2401 SE Tones Drive, Suite 17  
Ankeny, Iowa 50021

[dennyselwellcompany.com](http://dennyselwellcompany.com)





**DENNY ELWELL COMPANY**  
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**6955 NW 100TH STREET**  
DEVELOPMENT LAND  
**JOHNSTON, IOWA**



### + Available Land

- 

### + Property Features

- Zoned commercial
- Prime development opportunity
- Located in Johnston, Iowa, a growing Des Moines suburb
- Hard corner of 70th & 100th Streets
- 100th Street Interchange opening in 2018
- Close proximity to Hwy 141
- Near Walmart Supercenter and other retail
- Near new Johnston high school

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# FOR SALE 6955 NW 100TH

DEVELOPMENT LAND  
JOHNSTON, IOWA



## AREA COMMERCIAL



2016 Demographics	1 MILE	3 MILES	5 MILES
Population	8,484	41,501	103,637
Households	3,133	15,620	40,294
Ave HH Income	\$113,439	\$114,643	\$105,026

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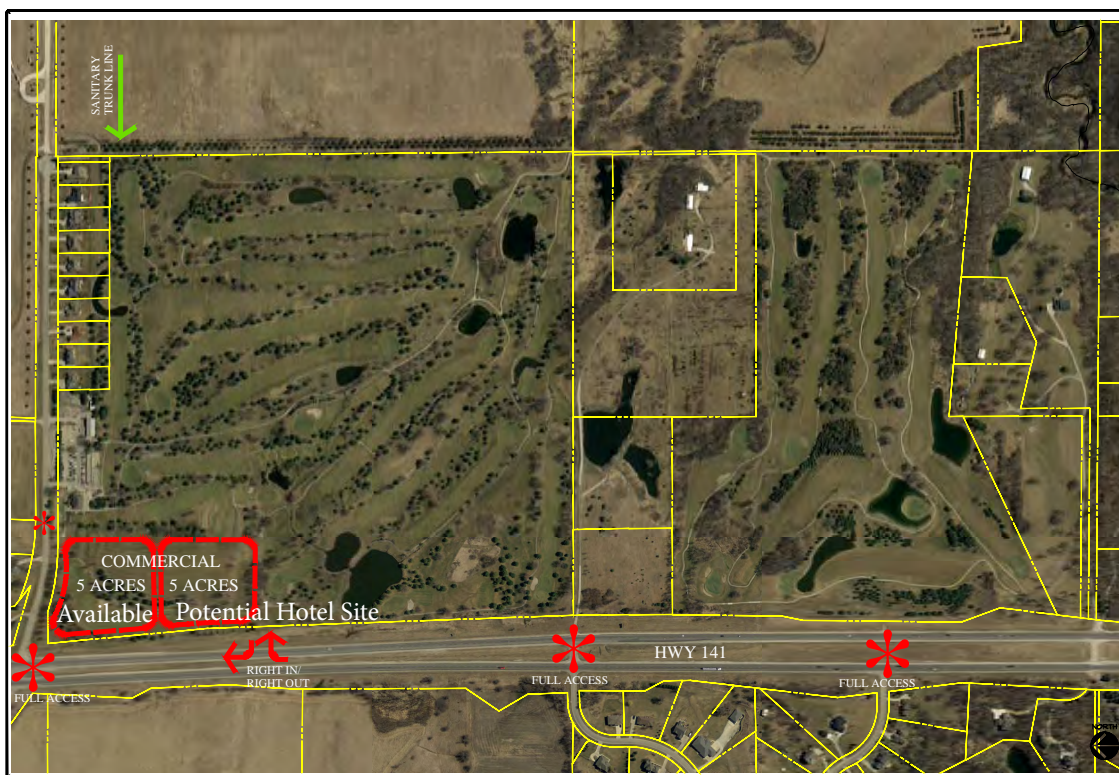
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OF JOHNSTON  
A WESLEYLIFE COMMUNITY

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## Beaver Creek Golf Course - Future Land Use

Beaver Creek Golf Course is located in the northwest corner of the Johnston Community and near the eastern border of the Grimes Community along Highway 141. Currently there are 10 acres available for development on the northwest corner of the course. Full annexation is underway with immediate development of the 10 acres outlined below. We are currently looking for improvements to the 141 corridor that would be an asset to the golfing community of Beaver Creek.



**Dorrance L. Brezina**  
Owner, Broker of  
Developers Realty Group  
515-778-0787



**Harley Thornton**  
Developer Consultant  
515-681-5603