



Johnston

2021
ECONOMIC

DEVELOPMENT
GUIDE

JEDCO INFO

*Learn about membership benefits,
renewal information, events and more!*

FEATURED PROJECTS

*Insights on current and future development
projects in Johnston.*

AVAILABLE PROPERTIES

*Review available development land and space for
lease in Johnston.*

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WELCOME

A LETTER FROM THE PRESIDENT



“Over the course of the pandemic, Johnston Economic Development Corporation provided opportunities for local businesses to unite and share knowledge and resources.”

This year has been one for the record books. Little did we know in January that in just a few months the world we knew would be turned upside down by COVID-19. It wasn't just the world of economic development that was affected, but all industries were impacted by this unprecedented time, forcing us all to reexamine how we live life and conduct business. It forced us to adapt in ways we'd never before imagined. Businesses had no choice but to hang on as they rode the COVID-19 roller coaster and strategized their next moves in the marketplace, attempting to project whether their industries would suffer an economic crash.

Over the course of the pandemic, Johnston Economic Development Corporation provided opportunities for local businesses to unite and share knowledge and resources. From the latest on the Paycheck Protection Program regulation to utility and rental assistance programs, the pandemic brought local officials, business leaders and members of the economic development community together to compare notes and share information and resources that could help their clients, their customers and even their own families.

Although the pandemic presented challenges for businesses, JEDCO remained strong, knowing that businesses count on them to provide information, promote our members' businesses and promote development in Johnston. COVID-19 aside, we truly believe that 2020 was our best year yet for providing benefits to members and finding new and innovative ways for community promotion.

Development activity in Johnston continues with substantial progress on the Johnston Town Center and the new city hall, as well as a development agreement for a new multi-million-dollar recreation center in the Merle Hay Gateway area and several other commercial and infrastructure projects currently underway.

As the COVID-19 pandemic continues to impact daily life and business, we acknowledge that no one has the answer or knows what is yet to come, but we are confident that this time strengthened our ability to come together (virtually of course) for creative problem solving. No doubt this year of new experiences will benefit commercial real estate and bring new and exciting changes as we move into 2021 and beyond.

A handwritten signature in blue ink that reads "Brian E. Vahle". The signature is fluid and cursive, with the first name "Brian" being larger and more prominent than the last name "Vahle".

Brian E. Vahle, JEDCO President
Vision Bank, Market President

BOARD OF DIRECTORS

VOLUNTEERS FROM LOCAL INDUSTRY LEADERSHIP

President



Brian Vahle
Vision Bank

Vice President



Grant Taylor
Hansen Company, Inc.

Secretary/Treasurer



Brian Erickson
Knapp Properties



Edward Berk
John Deere Financial



Mike Bonnett
Landmark Brokerage Services



Eric Bohnenkamp
Hubbell Realty Company



Zach Carlton
Bank Iowa



Tom Foldes
Bluestone Engineering



Ross Harris
SEH, Inc.



Ginger Miller
Corteva Agriscience



Matt Morris
Charter Bank



J.P. Pearson
Liberty National Bank



Jeff Schug
McClure Engineering



Steve Scott
Locate CRE



Kelly Swenson
MidAmerican Energy



Matt VanLoon
Ryan Companies

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 a managed worldwide portfolio of \$46.6 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.



Today, John Deere Financial offers retail finance solutions in 53 countries and has approximately 2,300 employees worldwide with approximately 1,100 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.

John Deere Financial
6400 NW 86th St.
P.O. Box 6600
Johnston, IA 50131
www.JohnDeereFinancial.com

September 2020

WHAT IS JEDCO?

A PUBLIC-PRIVATE PARTNERSHIP



Johnston is not just a fantastic place to grow your business, it's a place where you will find helpful and invested partners in the process. For many years, Johnston Economic Development Corporation and the City of Johnston have successfully worked as a public-private partnership to strengthen the city for its residential and working communities.

Our mission is to foster economic growth and opportunity in the Johnston community and the Greater Des Moines region by serving as an advocate for smart development, providing the latest Johnston development news and insights, and promoting opportunities to those in the real estate development and business communities.

JEDCO plays an important role in promoting Johnston as a great place to do business and providing assistance to businesses throughout the various phases of the development process. As a private, not-

for-profit corporation, JEDCO is positioned to be a problem solver for both developers and the city. By helping developers find the ideal property or building in which to invest, Johnston city leaders can focus on ensuring a smooth development process.

Individuals and business representatives of the Johnston community are encouraged to become investors, not only to promote economic growth in the Johnston community through participation in our organization, but also to take advantage of the promotional opportunities we provide to our investors.

Learn more about development in Johnston by visiting GrowJohnston.com.



PHIL DUNSHEE

Executive Director

Johnston Economic Development Corporation

515-564-6547

pdunshee@growjohnston.com

8711 Windsor Parkway, Suite 2
Johnston, IA 50131



ADAM PLAGGE

Economic Development Manager

City of Johnston

515-727-7774

aplagge@cityofjohnston.com

6221 Merle Hay Road, P.O. Box 410
Johnston, IA 50131

2021 MEMBERSHIP BENEFITS

BENEFITS BY INVESTMENT LEVEL

	\$250 INDIVIDUAL	\$500 BUSINESS	\$1,200 BRONZE	\$2,500 SILVER	\$5,000 GOLD	\$10,000 PLATINUM
➤ Listed as a member with link in membership directory on GrowJohnston.com	✓	✓	✓	✓	✓	✓
➤ Listed as a member in JEDCO advertisement in the Annual Johnston Chamber of Commerce Membership Directory and Community Guide.		✓	✓	✓	✓	✓
➤ Listed as member in JEDCO advertisement in the Annual JEDCO Economic Development Guide		✓	✓	✓	✓	✓
➤ One full page (may be front and back) promotional advertisement for your business in the Annual JEDCO Economic Development Guide		✓	✓	✓	✓	✓
➤ One full page (may be front and back) promotional flyer for each available property in Johnston in the Annual JEDCO Economic Development Guide			✓	✓	✓	✓
➤ One-week promotional placement and link on the GrowJohnston.com homepage			✓	✓	✓	✓
➤ Ten promotional posts in the @growjohnston Twitter stream			✓	✓	✓	✓
➤ Ten additional promotional posts in the @growjohnston Twitter stream				✓	✓	✓
➤ Two feature stories or company profiles on GrowJohnston.com				✓	✓	✓
➤ Opportunity to host one JEDCO board meeting				✓	✓	✓
➤ Named "Co-Sponsor" of the Annual Collaborative Economic Development Event with Grimes (included in all promotional materials)					✓	
➤ Named "Primary Sponsor" of the Annual Economic Development Forum (included in all promotional materials)						✓

SPONSORSHIP

ADDITIONAL OPPORTUNITIES TO GET INVOLVED

- **DRONE VIDEO(S) SPONSORSHIP** **\$1,000**
(Spring & Fall) Graphic display of business name and logo included as “Sponsored by” credit published on each sponsored seasonal drone segment, which will be published on GrowJohnston.com, the @GrowJohnston Twitter feed and the @GrowJohnston YouTube channel. Videos will also be shared with the JEDCO membership and Johnston public officials via electronic newsletter.

- **ANNUAL MEETING BEVERAGE SPONSORSHIP** **\$350**
Recognition for providing liquid refreshments to all participants, both verbally at the event and printed on all promotional materials.

- **ANNUAL DEVELOPMENT FORUM BEVERAGE SPONSORSHIP** **\$350**
Recognition for providing liquid refreshments to all participants, both verbally at the event and printed on all promotional materials.

- **ANNUAL COLLABORATIVE DEVELOPMENT EVENT WITH GRIMES BEVERAGE SPONSORSHIP** **\$350**
Recognition for providing liquid refreshments to all participants, both verbally at the event and printed on all promotional materials.

- **TARGETED EMAIL PROMOTION** **\$150**
One promotional or informational email sent to the JEDCO electronic network.

- **INDIVIDUAL OR BUSINESS LEVEL JEDCO MEMBER DEVELOPMENT GUIDE AD/FLYER** **\$150/EACH**
A one-page (may be front and back) advertisement or property flyer for a business, property or project in annual Economic Development Guide, published in conjunction with annual collaborative economic development event and reception. **3 FOR \$375**
5 FOR \$500

- **NON-MEMBER DEVELOPMENT GUIDE AD/FLYER** **\$300**
A one-page (may be front and back) advertisement or property flyer for a business, property or project in annual Economic Development Guide, published in conjunction with annual economic development tour and reception.

ANNUAL EVENTS

NETWORKING EVENTS FOR DEVELOPMENT PROFESSIONALS

Every year Johnston Economic Development Corporation hosts three annual events in collaboration with the City of Johnston. Each event offers renewed opportunity to learn about the city's biggest projects directly from Johnston city leaders as well as to attend a networking reception with leaders in the economic development and commercial lending industries.

Members are also invited to attend JEDCO board meetings, which take place bi-monthly. For a full schedule of board meetings, visit growjohnston.com/events/board-meetings.



ANNUAL MEETING

Elect the newest members of the JEDCO Board of Directors

Stay current with Johnston news with updates from city officials

Enjoy food and drink while networking with other economic development professionals

January



DEVELOPMENT FORUM

Learn about the most recent city projects directly from Johnston's development leaders

Hear a keynote speaker address the hottest topics facing commercial development in Iowa

Meet and make a deal (or two) with local development professionals

April



COLLABORATIVE EVENT WITH GRIMES

Take a firsthand look at upcoming projects in the Johnston and Grimes communities

Receive the newest copy of the Johnston Economic Development Guide

Network with commercial development professionals in the area

October

2020 MEMBERSHIP DIRECTORY

MEMBERS BY INVESTMENT LEVEL

PLATINUM



CORTEVA AGRISCIENCE™
7000 NW 62nd Avenue
Johnston, IA 50131
(515) 535-3200

SILVER



JOHN DEERE FINANCIAL
6400 NW 86th Street
Johnston, IA 50131
(515) 267-3000



NORTHRISK PARTNERS
1045- 76th Street, Suite 400
West Des Moines, IA
(515) 327-8459



MIDAMERICAN ENERGY COMPANY
500 E Court Avenue
Des Moines, IA 50309
(888) 427-5632

BRONZE



BANK IOWA
5525 Merle Hay Road, Suite 195
Johnston, IA 50131
(515) 727-4484



CHARTER BANK
5526 NW 86th Street
Johnston, IA 50131
(515) 331-2265



COMMUNITY STATE BANK
6175 Merle Hay Road
Johnston, IA 50131
(515) 331-3100



DEVELOPERS REALTY GROUP
3227 111th Street
Urbandale, IA 50322
(515) 334-5455



FIRST NATIONAL BANK
8460 Birchwood Court, Suite 1100
Johnston, IA 50131
(515) 440-7180



FOTH INFRASTRUCTURE & ENVIRONMENT, LLC.
8191 Birchwood Court, Suite 1
Johnston, IA 50131
(515) 254-1393



GRINNELL STATE BANK
5601 Merle Hay Road
Johnston, IA 50131
(515) 278-6300



THE HANSEN COMPANY
5665 Greendale Road, Suite A
Johnston, IA 50131
(515) 270-1117

THANK YOU TO THE CITY OF JOHNSTON



Thank you to the City of Johnston for generously contributing to Johnston Economic Development Corporation each year and allowing this successful public-private partnership to continue promoting development opportunities in Johnston. Without the help of Johnston city leaders, we would not be able to give new and established businesses the support needed to keep this community thriving.

BRONZE



HANSEN REAL ESTATE SERVICES
5665 Greendale Road
Johnston, IA 50131
(515) 270-9166



HUBBELL REALTY COMPANY
6900 Westown Parkway
West Des Moines, IA 50266
(515) 243-3228



KNAPP PROPERTIES
5000 Westown Parkway, Suite 400
West Des Moines, IA 50266
(515) 223-4000



MCCLURE ENGINEERING CORP
1360 NW 121st Street
Clive, IA 50325
(515) 964-1229



VISIONBANK
925 SE Gateway Drive
Grimes, IA 50111
(515) 986-5746



WEST PARK OWNER'S ASSOCIATION

BUSINESS



ABACI CONSULTING INC.
101 NE Circle Drive
Grimes, IA 50111
(515) 986-5048



BAKER ELECTRIC
111 Jackson Avenue
Des Moines, IA 50315
(515) 288-6774



BLUESTONE ENGINEERING
9119 Northpark Drive
Johnston, IA 50131
(515) 727-0700



CLARK PROPERTIES
309 Court Avenue, Suite 900
Des Moines, IA 50309
(515) 875-4900



CONFLUENCE
6175 Merle Hay Road
Johnston, IA 50131
(515) 331-3100



CUSHMAN & WAKEFIELD
Iowa Commercial Advisors
3737 Woodland Avenue, Suite 100
West Des Moines, IA 50266
(515) 309-4002



DLL FINANCE LLC
8001 Birchwood Court, Suite C
Johnston, IA 50131
(515) 251-2800



HR GREEN
5525 Merle Hay Road, Suite 200
Johnston, IA 50131
(515) 278-2913



HURD REALTY
2000 Fuller Road
West Des Moines, IA 50265
(515) 225-1102



ITS, INC.



JLL
801 Grand Avenue, Suite 250
Des Moines, IA 50309
(515) 218-7010



LANDMARK BROKERAGE SERVICES
9550 Hickman Road, Suite 100
Clive, IA 50325
(515) 986-5996



LIBERTY NATIONAL BANK
5260 NW 86th Street
Johnston, IA 50131
(515) 252-3140



RYAN COMPANIES
14001 University Avenue, Suite 300
Clive, IA 50325
(515) 309-8500



SHORT ELLIOTT HENDRICKSON
INC
5414 NW 88th Street, Suite 140
Johnston, IA 50131
(515) 608-6000



SIMPSON ENTERPRISES, INC.
5260 NW 86th Street
Johnston, IA 50131
(515) 252-3140



TRI-CITY ELECTRIC
1821 Ingersoll Avenue
Des Moines, IA 50309



UNITED CONTRACTORS
6678 NW 62nd Avenue
Johnston, IA 50131
(515) 276-6162



THIS IS DRAGON NATION!

TM

The Johnston Community School District is home to more than 7,400 students in award-winning schools, 1,000 top-notch staff members, and a stellar community we call Dragon Nation.

We invite you to learn more about our district and why our students, staff, and community love it.

CONNECT WITH US



Johnston Schools



@JohnstonCSD



@JohnstonCSD



WWW.JOHNSTONCSD.ORG

Student Focused, Future Ready

- State-of-the-art learning and activity facilities
- 96.8% graduation rate
- Innovative digital learning environment with 1:1 iPads for all students in grades PreK-12
- Recipient of the Apple Distinguished School award for Johnston High School, Johnston Middle School, and Summit Middle School
- Robust athletic, activity, and fine art offerings
- 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/benefit packages for employees



JOHNSTON

COMMUNITY SCHOOL DISTRICT

6510 NW 62nd Ave., Johnston, IA 50131

PH: 515-278-0470

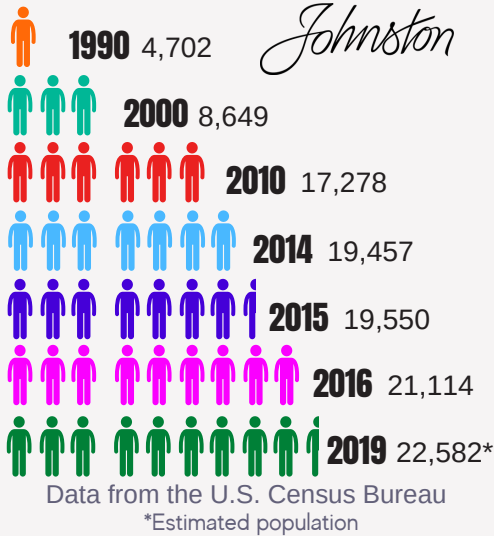
WWW.JOHNSTONCSD.ORG

A Welcoming Community

Johnston is the Ames-Des Moines Cultivation Corridor's main artery with a robust biotech economy featuring a Global Research Center for Corteva Agriscience and an array of finance industry heavyweights including John Deere Financial, DLL, Shazam and Iowa Bankers Association.

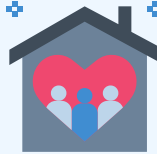
A host of workforce talent lies within the rapidly growing community of 22,000+ who collectively forms one of the state's highest educated and income-earning cities.

GROWTH BY YEAR



HOUSEHOLD SIZE

2.52



Total Household Units **8,542**



MEDIAN AGE **38.7**

MEDIAN HOUSEHOLD INCOME



\$98,552

50.7% higher than Iowa's average median income

40



miles of trails

17-20

minutes



to downtown Des Moines

900 acres of parkland



700+ acres for development



for development

94% of Johnston residents

say they feel safe or very safe within the city. 27% higher than the national average



HOME TO

- Camp Dodge
- Iowa Law Enforcement Academy
- Iowa Fire Service Training Bureau & Emergency Operations Center

3rd highest educated workforce in the state (bachelor or higher)

JOHNSTON

Senior High School ranked **#9** within



TOP EMPLOYERS

DLL Group
Corteva Agriscience
Iowa National Guard
John Deere Financial
Johnston Community School District
Shazam



PUT YOUR ENERGY INTO BUILDING YOUR BOTTOM LINE.

From renovating an old warehouse to running the local coffeehouse, you work hard for your money. That's why, at MidAmerican Energy, we work hard to provide you with affordable, reliable energy. Our investments in clean, renewable wind energy help keep your electric rates low. And, through energy efficiency programs, we provide you with ways to save energy at home and at work. Whether you're running a business or a household, it's our business to be obsessively, relentlessly at your service.





POWERING

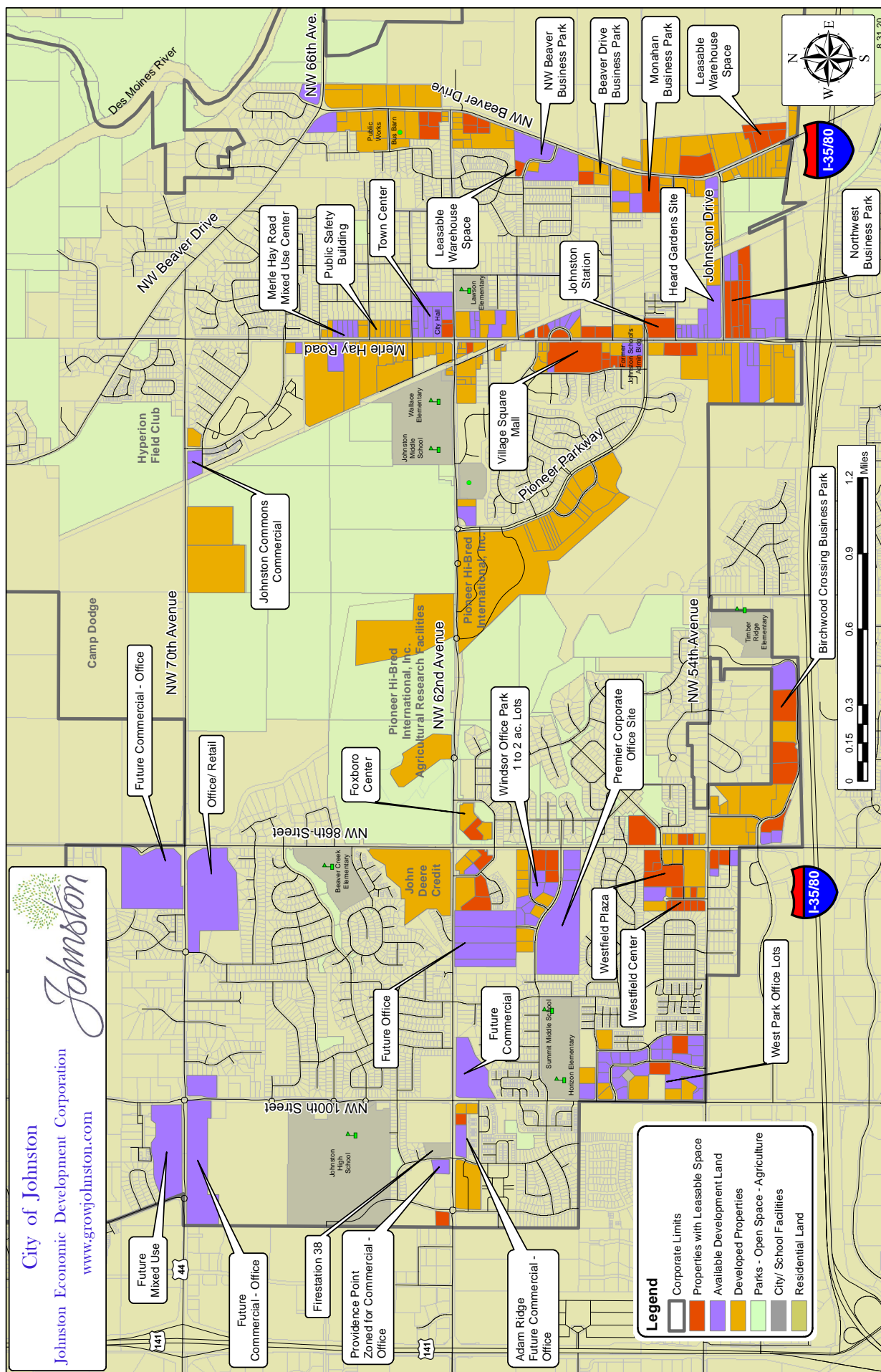
ECONOMIC DEVELOPMENT

RESULTS FOR IOWA

- ▶ Partnering with your communities in **site selection** activities
- ▶ **Strong supporter** of Iowa's business retention and expansion efforts
- ▶ Offering customers the **13th lowest energy costs in the nation**, positively contributing to Iowa's low cost of doing business

MIDAMERICAN ENERGY DELIVERS

WE PROVIDE OUR CUSTOMERS WITH RELIABLE, LOW-COST ENERGY THAT IS CRITICAL TO A GROWING BUSINESS – AND A GROWING IOWA ECONOMY.





NORTH RISK PARTNERS®

FACE RISK HEAD ON

INSURANCE SOLUTIONS
FOR PEOPLE & BUSINESS

For Businesses:

- Commercial Insurance
- Employee Benefits
- Surety Bonds

For Individuals & Families:

- Home, Auto, and More
- Health and Life
- Farm and Agriculture

LEARN MORE AT [NORTHRISKPARTNERS.COM](https://northriskpartners.com)



Steve Schmidt, Risk Advisor, Partner

**Schedule a Complimentary
Coverage Review Today**

Contact Steve Schmidt at (515) 327-8459
or steve.schmidt@northriskpartners.com.



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Let Us Help You Better Manage
Your Risk and Face It Head On

Some of Our Services Include...

COVERAGE
REVIEW
ANALYSIS

SAFETY
& LOSS
PREVENTION

CLAIM
ANALYSIS
& SUPPORT

HR &
LEGAL
SUPPORT

CONTACT US TODAY TO LEARN MORE

« 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

TO QUALIFY FOR THE TIF PROGRAM THE PROPOSED PROJECT GENERALLY SHOULD:

- ➔ Be located within an Urban Renewal District
- ➔ Create new taxable valuation and have a job component
- ➔ Be primarily office or industrial in nature
- ➔ 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 to 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

100% of available incremental property taxes generated by the project for up to 5 years.

Targeted Area Program

Gateway & Town Center 75% of available incremental property taxes generated by the project for up to 10 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)

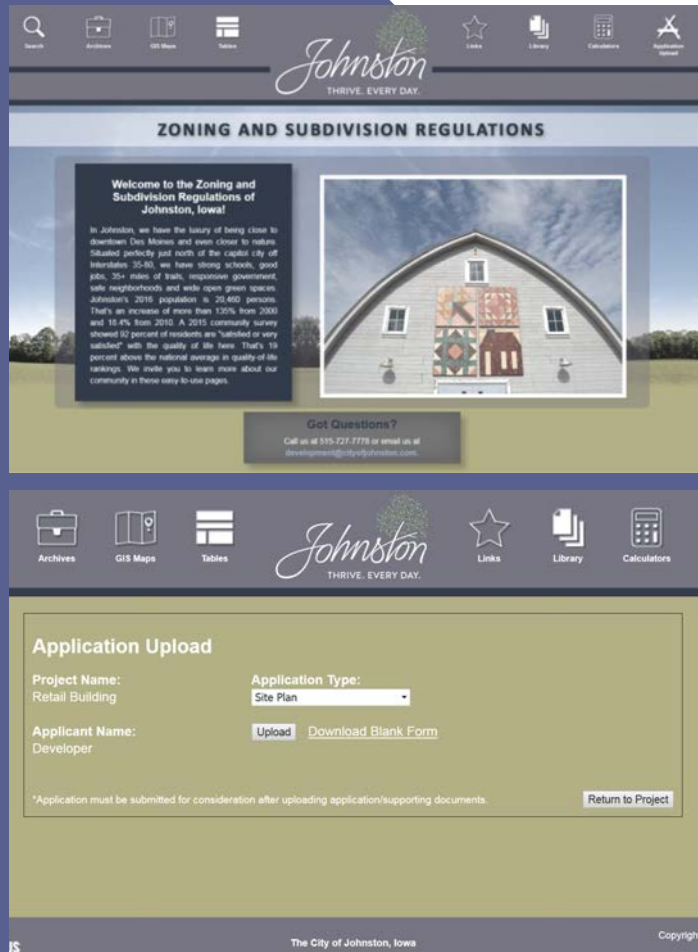
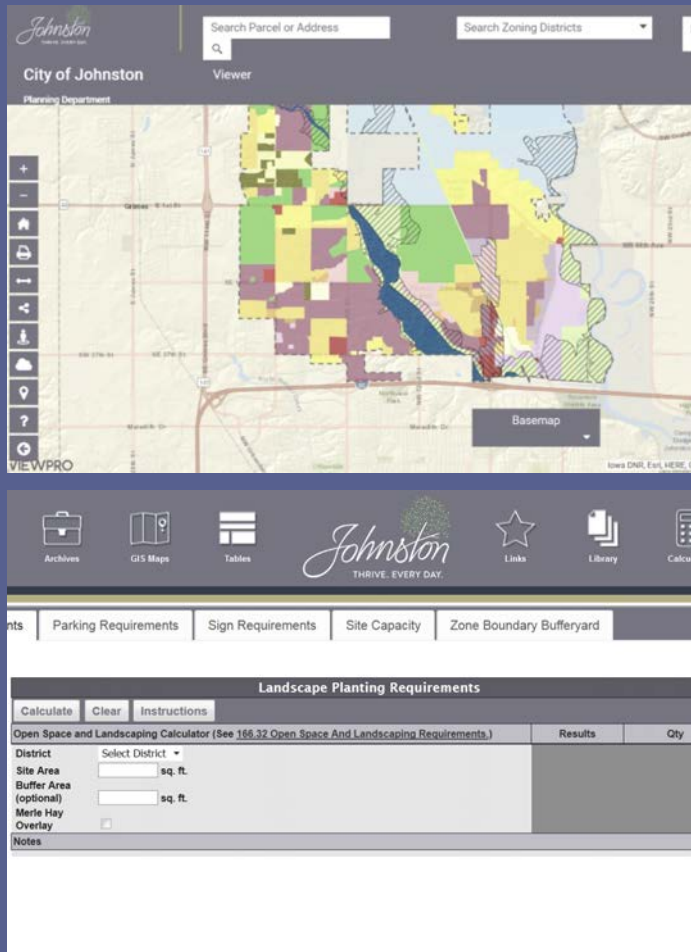
Other payment alternatives may be considered by City Council.

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.

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



Access to Johnston Town Center



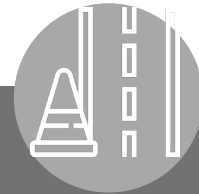
Merle Hay Road & NW 62nd Avenue Walkability Improvements

An influx of multi-family housing and population growth near Johnston Town Center will help support future businesses located there. Increased population brought an increasing need for walkability improvements at the intersection of Merle Hay Road and NW 62nd Avenue. Improvements to the intersection are nearing completion and will provide safe and convenient access for all.



NW 54th Avenue Improvements

The NW 54th Avenue reconstruction project is an improvement to the roadway corridor through widening, storm sewer, sanitary sewer, and a pedestrian trail. The improvements include the reconstruction of the existing two-lane roadway to a three-lane and four-lane section. The existing four-lane section will continue east of NW 100th Street and will transition to a three-lane section just east of the intersection of NW 93rd Street. The City of Johnston is currently nearing the completion of Phase I of the project.



NW Beaver Drive Overlay

NW Beaver Drive sits on the eastern edge of the Johnston community. As traffic volume along this road increases the need for infrastructure updates is a priority for the city. NW Beaver Drive will see overlay improvements from Merle Hay Road to NW 66th Avenue. The project will include overlay along with a recreation trail.

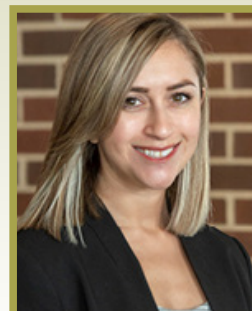


ABOUT US

For over 20 years we have been privileged to work on many successful projects, most within the confines of the state of Iowa, but some involving a regional or national scale. We've evolved into a full-service project management firm with the capability to manage a project to completion and then carry it forward into program operations ranging from marketing and communications to customer relationship management.

A TEAM APPROACH

Our team is small, but our approach is strong and steadfast. We're confident that our team approach will help you reach your business goals.



8711 WINDSOR PARKWAY, SUITE 2
JOHNSTON, IA 50131

515-309-0140
ENTERPRISEIOWA@GMAIL.COM



ORGANIZATION MANAGEMENT

PROJECT MANAGEMENT

BUSINESS ANALYSIS & STRATEGY

MARKETING & COMMUNICATIONS

WEB CONTENT & MAINTENANCE

DRONE VIDEOS & PHOTOGRAPHY

TECHNICAL DOCUMENTATION & TRAINING

DRONE VIDEOS & PHOTOGRAPHY

Video is a proven method for emotionally connecting with audiences. They leave a lasting impression with your viewers. Drone footage offers a unique perspective through high-altitude videography.

We work with a skilled drone videographer to capture the perfect shot; then our marketing team takes over to package the perfect finished product for you!

- 4K HD video footage
- Fully-licensed background music
- High-resolution images





Johnston Water Trail Access



NW 70th & NW 86th Street

The City of Johnston was a leader in the Des Moines Metro for the regional water trails plan when they opened their first water trail access point on the corner of NW 70th Avenue and NW 86th Street. The new public lot and access to Beaver Creek has proven to be a recreational hub in the community. The completion of this project marked the first of three planned access points in the Johnston community.




Lew Clarkson Park

The second of three planned water trail access points will be built at Lew Clarkson Park along NW 54th Avenue in Johnston. The access point at Lew Clarkson Park will provide an access or exit point in the middle of the community between the central and eastern portions of Johnston.



Merle Hay Road Gateway

Since the inception of the Merle Hay Road Gateway master plan, recreation has always been a key component. A third access point to Beaver Creek in the Merle Hay Road Gateway area near I-35/80 will add to the future development potential of this area. The planned Ignit project just west of the access point will be another recreational gem in the gateway.



RECREATION

Johnston Trail Improvements



Trestle Bridge Reconstruction

The Trestle Bridge in Johnston is an essential part of the connection between the 40 miles of trails in Johnston and the Inter-Urban and Neal Smith trails. The bridge collapsed in 2019 and the City of Johnston and Polk County Conservation plan for reconstruction of the bridge to be complete in 2021.



Pioneer Parkway Trail

Pioneer Parkway connects Merle Hay Road and NW 62nd Avenue in Johnston. Along Pioneer Parkway is the beautiful 200 acre Terra Park. To provide better access to Terra Park from all parts of the community a new trail has been constructed on the west/south side of Pioneer Parkway.



NW Beaver Drive Trail

As part of the Beaver Drive overlay project, the expansion of Beaver Drive from Merle Hay Road to NW 66th Avenue will be constructed.



Johnston Town Center

Merle Hay Road & NW 62nd Avenue



Development of the Johnston Town Center began in the fall of 2019, kicking off the multi-phased project for a new dining, shopping and entertainment district at the intersection of Merle Hay Road and NW 62nd Avenue in Johnston. JEDCO Member Hansen Company started construction of Johnston City Hall in the fall of 2019 and is expected to be complete in October of 2020. In addition to City Hall, plans are in the works for a variety of new restaurant and retail options and office space. Community amenities located in Johnston Town Center, including a skating rink, splash pad, trail connections, shelter and playground, will attract people to the nearby retail and restaurant opportunities.



Merle Hay Road Gateway

For a developer seeking an ideal location for retail, restaurants and entertainment options, the Merle Hay Road Gateway has ample opportunity. Located just north of Interstate 35/80, this area truly serves as the gateway to the Johnston community. Nearly 100,000 vehicles on the interstate and nearly 31,900 on Merle Hay Road pass by the gateway each day.

In 2020 the Johnston City Council approved a development agreement with Ignit Sports and Fitness. Ignit has proposed the construction of a 208,500 square foot recreation facility that will house an indoor track, field house, classrooms, meeting space, and multi-purpose courts in addition to outdoor fields and volleyball courts. The deal is an example of a public-private partnership with many facets including a shared utilization agreement with the city. Construction is planned to begin in the fall of 2020 and is expected to be complete in the spring of 2022.



Shoppes at Roughwood

The beautiful new Shoppes at Roughwood commercial center is open for business just north of Interstate 35/80 along NW 86th Street. The 16,400 SF retail facility is home to Dunkin', Q.T. Nails and Orange Theory Fitness. Locate Commercial Real Estate still has approximately 9,000 SF of space available for lease. The space would be ideal for a sit-down restaurant.



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Contact Hansen Real Estate for more information on the Town Center HansenRES.com | 515.270.9166



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Johnston Town Center



As Johnston has grown so has the need for a community gathering place where residents can shop and dine. In 2020, Johnston took a step towards creating this space by beginning construction on the new City

Hall with attached amphitheater and Town Center infrastructure. Starting in Spring of 2021, The Yard will open for outdoor activities including a splash pad, bike pump track, patio and amphitheater. Public art will also play a significant role in the Town Center with the first art piece “Ripples”, a 12 foot tall and 21 ft long sculpture shown to the right, installed Spring of 2021.



Hansen Real Estate is leading the effort to attract new businesses to the Town Center and several properties are currently available for development. Interested parties can contact the City Economic Development Department or Hansen Real Estate for pricing, zoning 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: aplagge@cityofjohnston.com

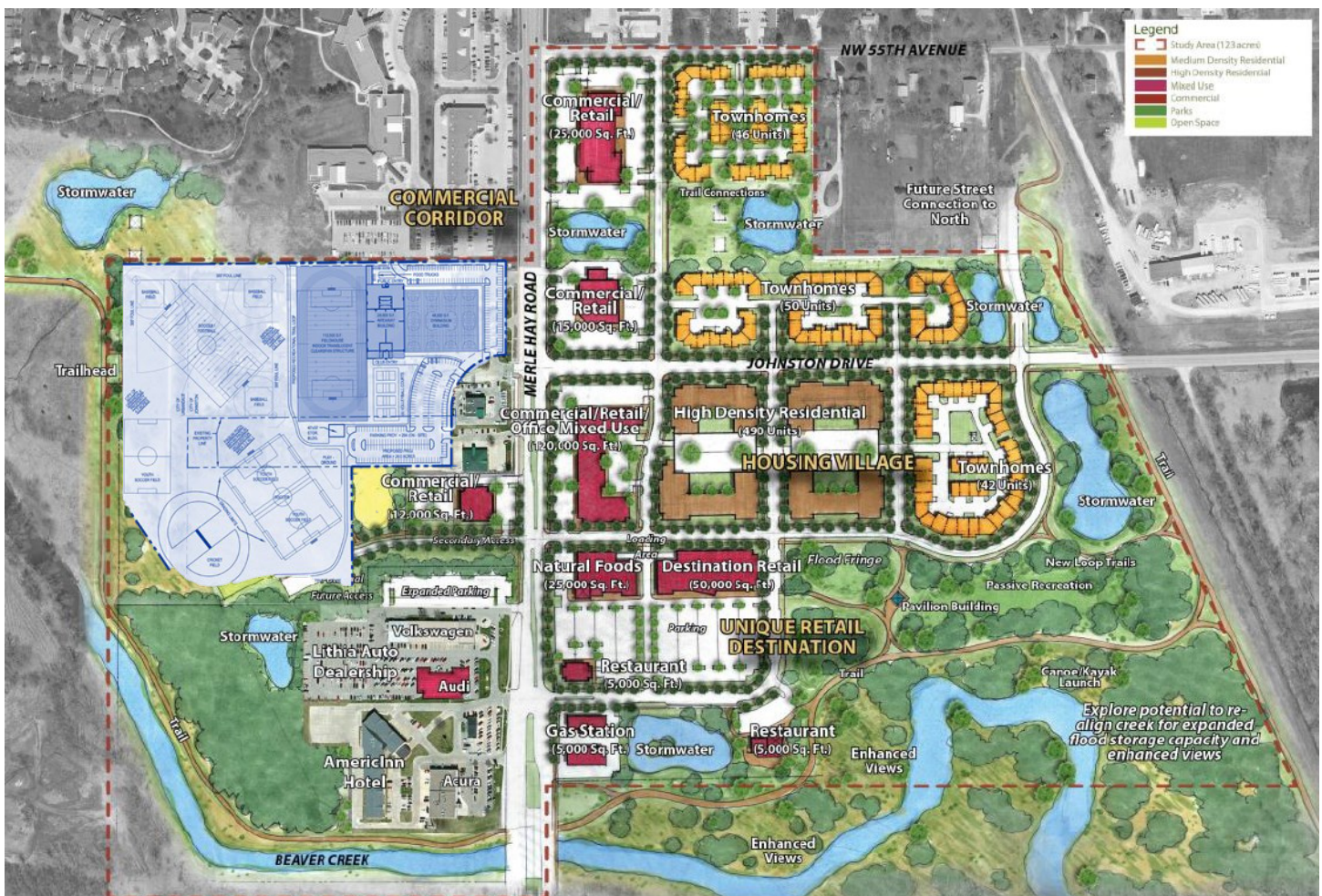
Johnston Gateway

Development interest in the Johnston Gateway, north of I80/35 along Merle Hay Road, has been on the rise with the proposed Ignit Sports Complex expected to open in 2022. The planned 200,000 sq. ft. facility is expected to include the largest indoor track in Iowa, an indoor fieldhouse large enough to host soccer matches, basketball courts, meeting rooms, outdoor fields and an adjoining public park. A study completed in 2020 anticipates the Ignit project could draw 175,000 visits annually and generate demand for additional lodging and dining options in the Gateway.

Several other prospective developments have also come forward in Gateway Area as well. A new housing project on Heard Gardens immediately west of the bike rail is preparing to get underway, in 2020 demolition of the Dragon Carwash has been completed, Hy-vee has completed renovation of the former Quick Trip and All Star Concrete is constructing their new headquarters just east of the Gateway.

Several public improvements are also being planned including a feature kayak launch for kayakers utilizing Beaver Creek. Addition trails throughout the Ignit project area are also expected to occur in the coming years and improvements to the Johnston Dr. and Merle Hay Road intersection are being under design.

Johnston Gateway Area and Ignit Project Map



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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

- 1,522 SF Former Hair Salon
- 1,100 SF Office/Retail

+ Lease Rate

- \$10.75/SF NNN for Former Salon Suite
- \$9.00/SF NNN for Office/Retail Suite
- Estimated Operating Expenses: \$5.75/SF

+ Building Features

- Highly visible center
- Easy access to I-80
- 22,300 VPD on Merle Hay Road

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FOR LEASE CROWN POINT CENTER

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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



CONTACT US

MARTY HERRMANN

Vice President

+1 515 221 6653

marty.herrmann@cbre-hubbell.com

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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.

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

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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PROPERTY FEATURES

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



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5055 MERLE HAY ROAD
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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

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DEVELOPMENT LAND FOR SALE
NW 86TH ST & NW 54TH AVE



Ample Office Opportunities Available



Birchwood Crossing

Development plans to the east of Birchwood Crossing have been in the works for several years. The Birchwood Court road extension, which connects Carter Court to NW 54th Avenue, is now home to the first of two new 72,000 square-foot flex office/commercial buildings currently being leased by Hubbell Realty Company. The new building is adjacent to Interstate 35/80, where nearly 100,000 vehicles travel by each day. In addition to the new flex office space, Hubbell Realty Company and Developers Realty Group have residential lots available along the recent road connection just north of the new development.



West Park

The West Park office building and West Park Office Plaza lots have been available for several years just north of Interstate 35/80 along NW 100th Street. Over the past few years this area has evolved thanks to the new full-diamond interchange providing access to 100th Street from the interstate. New medical offices have flocked to the area and there is still plenty of room for other businesses to locate in this beautiful and conveniently located office park in Johnston.



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Zack Ray

Senior Vice President
515-273-8902
Zack.Ray@FNB247.com



Rod West

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7901 BIRCHWOOD COURT, JOHNSTON, IA 50131



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CBRE | Hubbell Commercial offers for lease, Birchwood on I-80|35, a new office|multi-function building fronting Interstates 80/35 in Johnston, Iowa. This new headquarters type setting is ideal for innovative occupiers seeking a versatile, first-class image that is designed to attract and retain today's professional.

+ Available Space

- 72,000 SF (Building I)
- 8,000 SF bays (50' x 160')
- Possible mezzanine level

+ Lease Rate

- \$6.25 NNN Warehouse
- \$11.00 NNN Office



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FOR LEASE BIRCHWOOD ON I-80 | 35

7901 BIRCHWOOD COURT
JOHNSTON, IA 50131



CONTACT US

MARTY HERRMANN

Vice President
+1 515 221 6653
marty.herrmann@cbre-hubbell.com

CHRIS PENDROY, CCIM, SIOR

Vice President
+1 515 221 6605
chris.pendroy@cbre-hubbell.com

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4705/4725 NW 59TH AVE
JOHNSTON, IA



PROPERTY FEATURES

Rare opportunity to own M-1 Industrial zoned land in Johnston. Easy access to Johnston, Ankeny and Des Moines. Just a short drive to I-80/35 access at Merle Hay Road. Lots can be purchased together.

4705 NW 59th Avenue (Lot 104)

- 1.064 Acres
- \$254,903.00

4725 NW 59th Avenue (Lot 103)

- .983 Acres
- \$235,504.00

Market Information*	1 Mile	3 Miles	5 Miles
Population	3,739	41,496	155,175
Households	1,621	16,640	60,999
Median HH Income	\$78,894	\$78,316	\$69,093

*esri - Demographic and Income Profile 2020

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IDEAS INTO ACTION

Merle Hay Road Land

6511, 6515, 6519 Merle Hay Rd - 2.68 Acres (3 Parcels)



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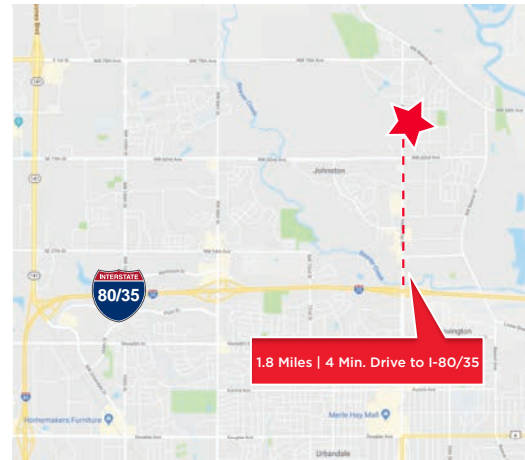
Iowa Commercial Advisors

FOR SALE - \$ 645,000



Property Highlights

- Located north of I-80/I-35 along Merle Hay Road
- 1 block north of the new Johnston Town Center development
- ROC-2 zoning allows for retail, office, high-density residential
- Property is within the TIF district - potential economic incentives
- All utilities at or within close proximity to site
- New development includes: Brick Towne Apartments (384 units)
- Cadence Apartments (195 units)



CHRISTOPHER STAFFORD, CCIM

Senior Vice President

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cstafford@iowaca.com

5671 Greendale Road

4,980 SF - Office Building



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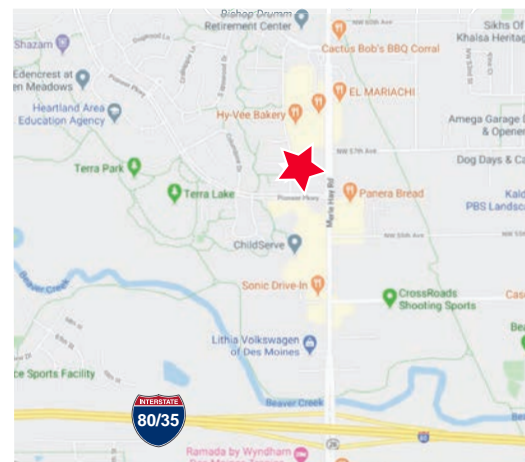
Iowa Commercial Advisors

FOR SALE - \$590,000



Property Highlights

- 4,980 Square Foot Office Building For Sale
- One owner building
- Built in 1992/1997
- Located just off Merle Hay Road in established office park
- Mix of private offices and open work areas
- Minutes from I-80/35



MATT LUNDBERG, CCIM

Vice President

+1 515 556 8088

mlundberg@iowaca.com

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5930/5950 NW BEAVER DR
JOHNSTON, IA



PROPERTY FEATURES

Rare opportunity to own M-1 Industrial zoned land in Johnston. Easy access to Johnston, Ankeny and Des Moines. Just a short drive to I-80/35 access at Merle Hay Road. Lots can be purchased together.

5930 NW Beaver Drive (Lot 102)

- 2.24 Acres
- \$526,767.00

5950 NW Beaver Drive (Lot 101)

- 2.513 Acres
- \$602,162.00

Market Information*	1 Mile	3 Miles	5 Miles
Population	3,739	41,496	155,175
Households	1,621	16,640	60,999
Median HH Income	\$78,894	\$78,316	\$69,093

*esri - Demographic and Income Profile 2020

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**5930/5950 NW BEAVER DR
 JOHNSTON, IA**



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RESIDENTIAL LOTS FOR SALE

CARTER COURT JOHNSTON, IA

Wright Fields is a residential neighborhood in Johnston made up of 13 lots ready for single family residential development. The lots are located along Carter Court just south of NW 54th Avenue and west of Timber Ridge Elementary. Lots are close proximity to Interstate 35/80 and are located just north of offices and commercial buildings along Birchwood Court.

Bring your own builder to this small pocket of new homes in a mature neighborhood. Close to everything one needs including Lew Clarkson Park, Metro Ice Arena and Baseball diamonds. All utilities are connected the new road connection is complete.



Total of 13 - approximately 1/2 acre single family lots for sale.



Located on Carter Court just south of NW 54th Avenue & west of Timber Ridge Elementary School.



Located north of office and commercial buildings along Birchwood Court.



Bring your own builder to this small pocket of new homes in a mature neighborhood.



Located close to Lew Clarkson Park, Metro Ice Area and Baseball diamonds.



FOR MORE INFORMATION:

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Merle Hay Road Gateway

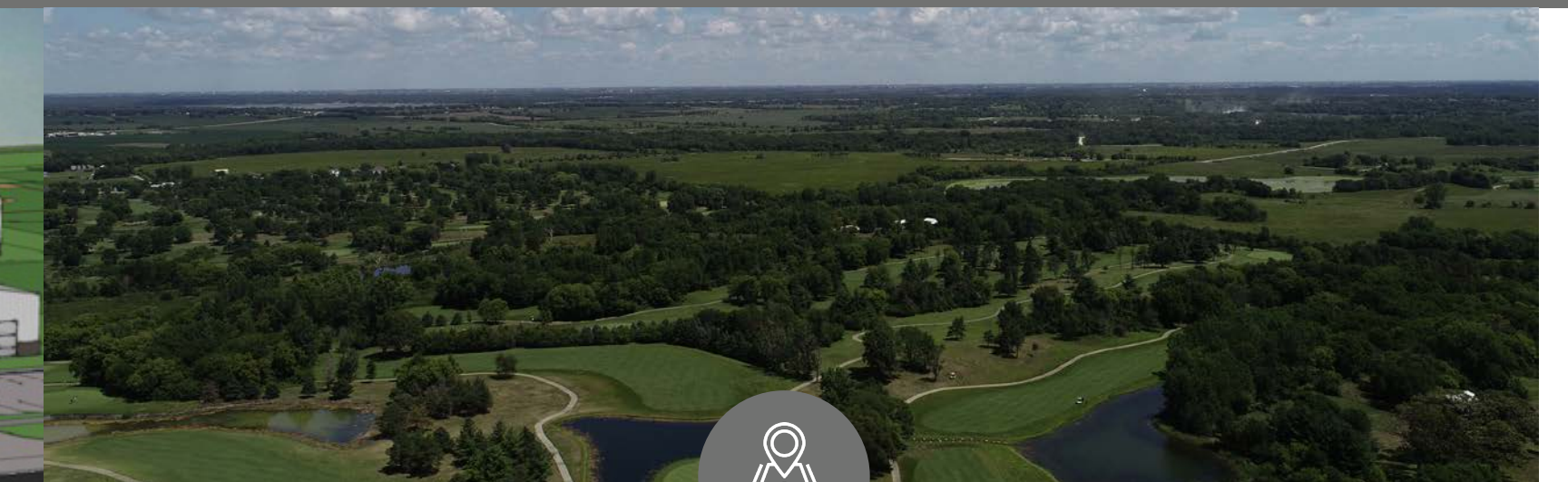


Ignit

In 2020 the Johnston City Council approved a development agreement with Ignit Sports and Fitness. Ignit proposed the construction of a 208,500 square foot recreation facility that will house an indoor track, field house, classrooms, meeting space and multi-purpose courts in addition to outdoor fields and volleyball courts. The deal is an example of a public-private partnership with many facets, including a shared utilization agreement with the city. Construction is planned to begin in fall of 2020 and is expected to be completed by spring of 2022. This project should help spur other development in the Merle Hay Gateway area, including future development of land available from Knapp Properties on the east side of Merle Hay Road and just east of the new Ignit facility.

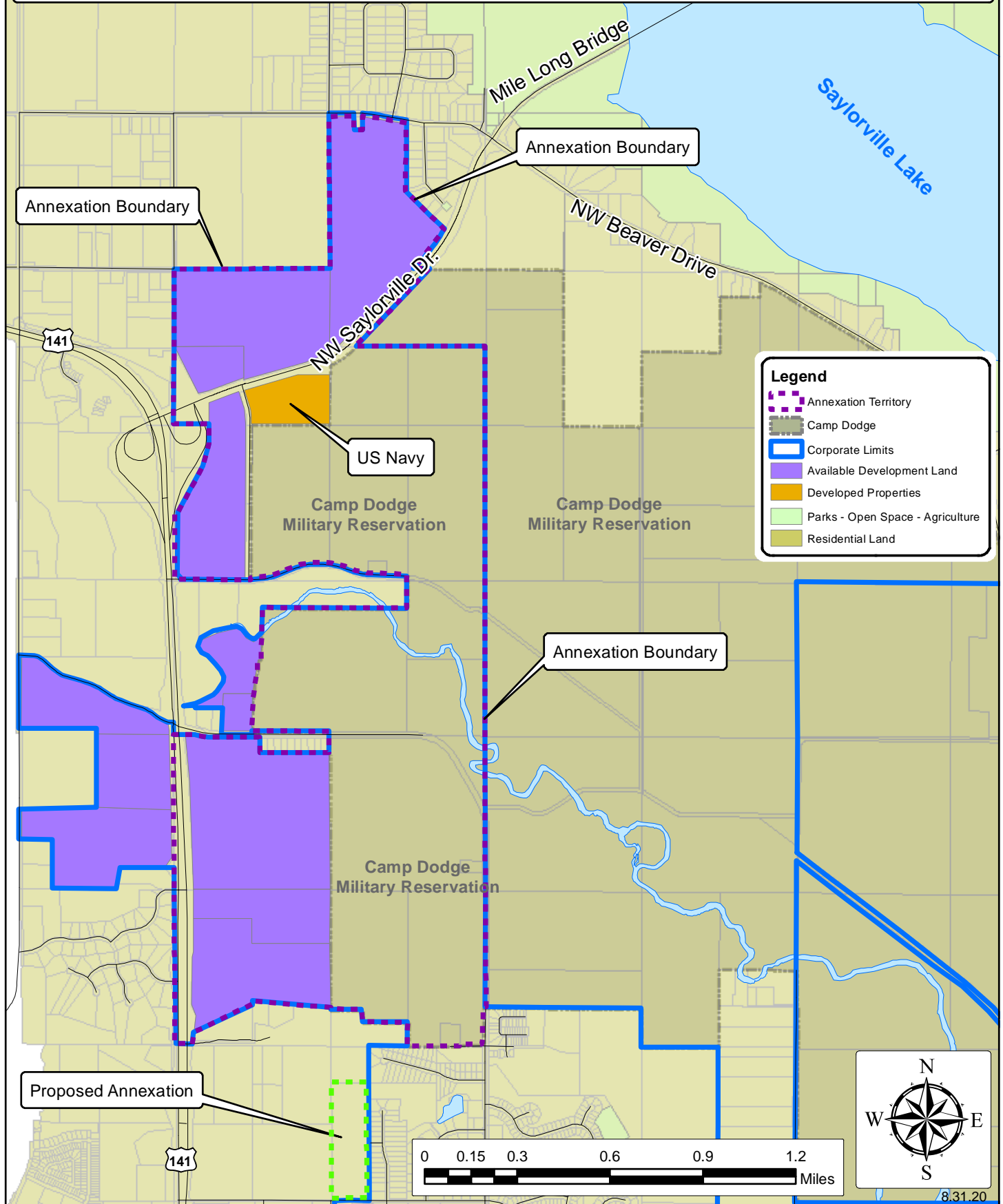


NW Annexation



Beaver Creek Golf Course Development Land

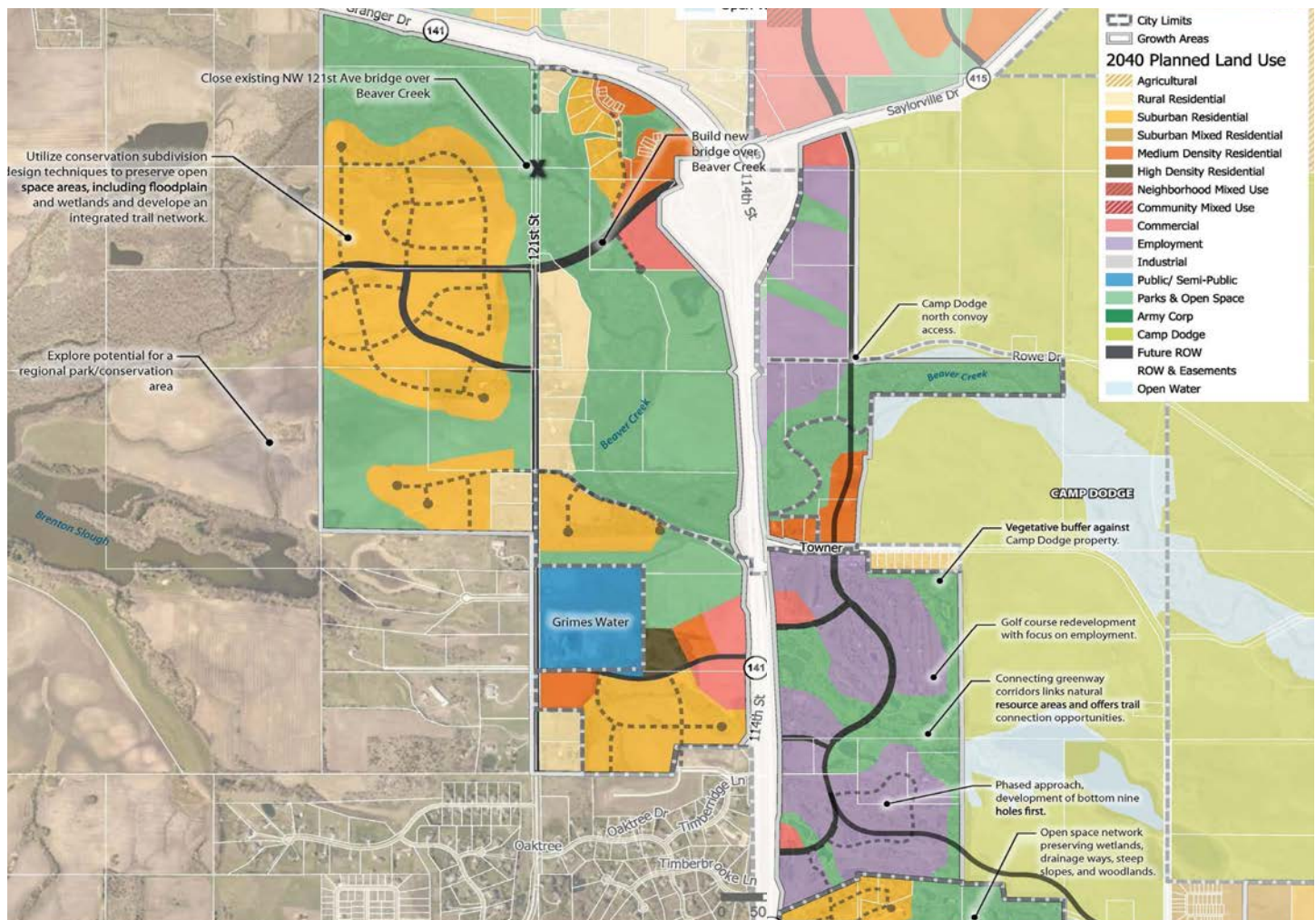
The annexation of 1,461 acres in Northwest Johnston have provided more opportunities for large parcels of development land. A beautiful opportunity exists right off of Highway 141 on the south nine holes of the Beaver Creek golf course where approximately 72 acres are available for development. This location could be home to an industrial operation or beautiful corporate campus. In addition to the 72 acres, there is a 10-acre lot available on the hard corner of the highway and the golf course. Just a few miles from Interstate 35/80 and 20 minutes from downtown Des Moines and the Des Moines International Airport, this location is positioned for employment growth in a growing commercial corridor at the intersection of several fantastic recreational features such as Saylorville Lake, Jester Park and the Beaver Creek Golf Course.



Beaver Creek Annexation Area

In 2020, the City of Johnston updated its Comprehensive Plan to adjust its land use classifications and reexamine the Future Land Use Map in target areas throughout the City. One area receiving particular attention is the Beaver Creek Annexation Area shown below. The majority of the highlighted area was annexed into the City of Johnston in 2018 and the Future Land Use Map is being updated to reflect the annexation and identify appropriate future land uses as development interest has risen.

Much of the development property along Highway 141 is envisioned for Employment and Commercial uses as indicated by the purple and pink shaded areas. A Tax Increment Financing District is anticipated to make incentives available for high quality development and help pay for the proposed sanitary sewer expansion, keeping connection district fees to a minimum. Plans are tentatively underway to bring sanitary sewer to the area within the next couple of years and the City of Johnston and Iowa DOT are conducting an accessibility study along Highway 141 to ensure appropriate road access is readily available to key development parcels.



North Of Saylorville Drive Annexation Area

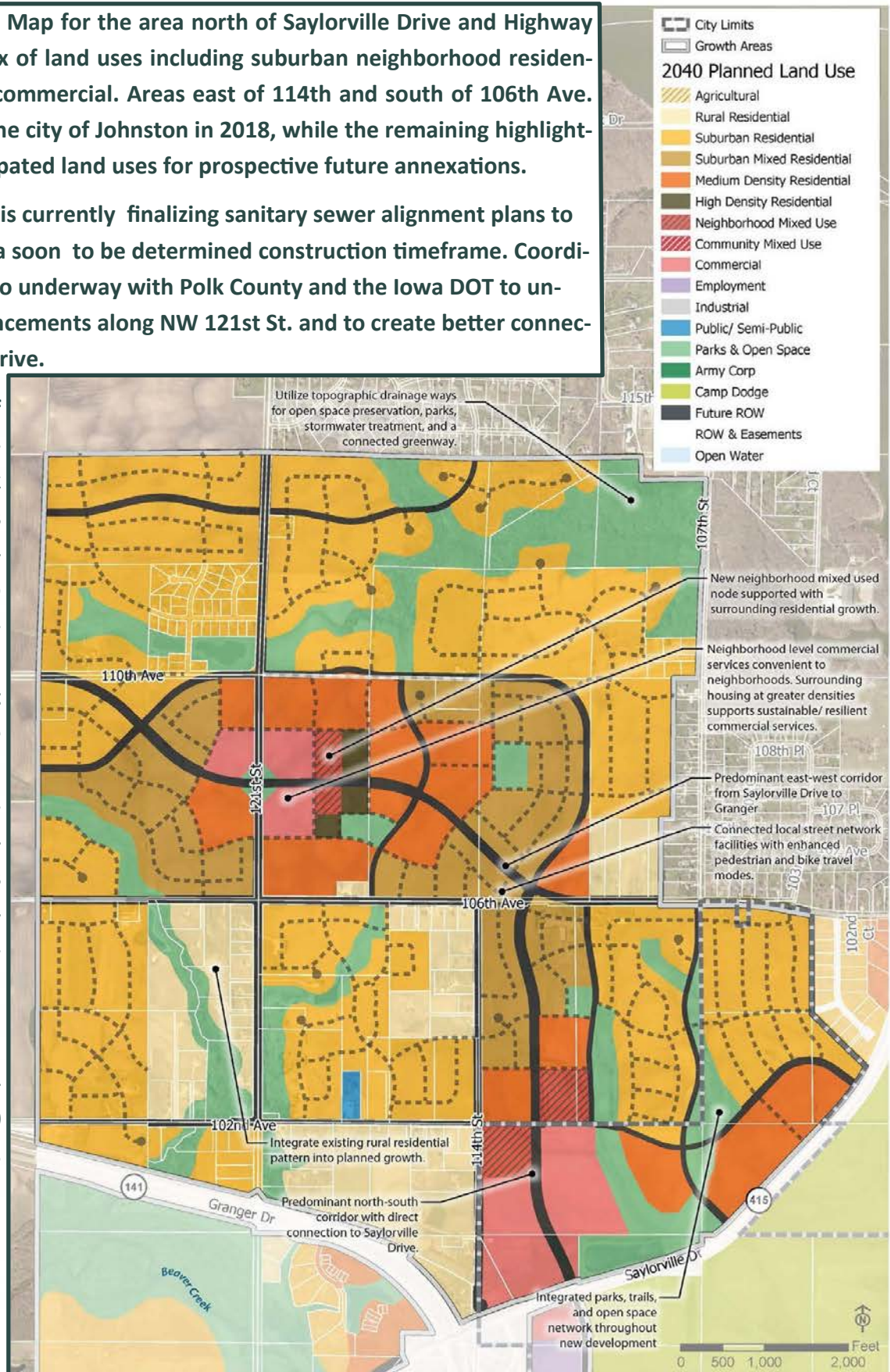
The Future Land Use Map for the area north of Saylorville Drive and Highway 141 anticipates a mix of land uses including suburban neighborhood residential, mixed use and commercial. Areas east of 114th and south of 106th Ave. were annexed into the city of Johnston in 2018, while the remaining highlighted areas show anticipated land uses for prospective future annexations.

The City of Johnston is currently finalizing sanitary sewer alignment plans to service this area for a soon to be determined construction timeframe. Coordination efforts are also underway with Polk County and the Iowa DOT to undertake safety enhancements along NW 121st St. and to create better connectivity to Saylorville Drive.

This area is one of the highest elevation points in Polk County and offers great views and immediate access to Highway 141, Saylorville Lake and Jester Park making it a highly attractive development area. As the City of Johnston grows, additional trails, parks and other city investments are expected to occur.

Additional information on 2020 Comp Plan Changes are available at:

www.cityofjohnston.com/928/Thrive-2040





LISTING BROKER

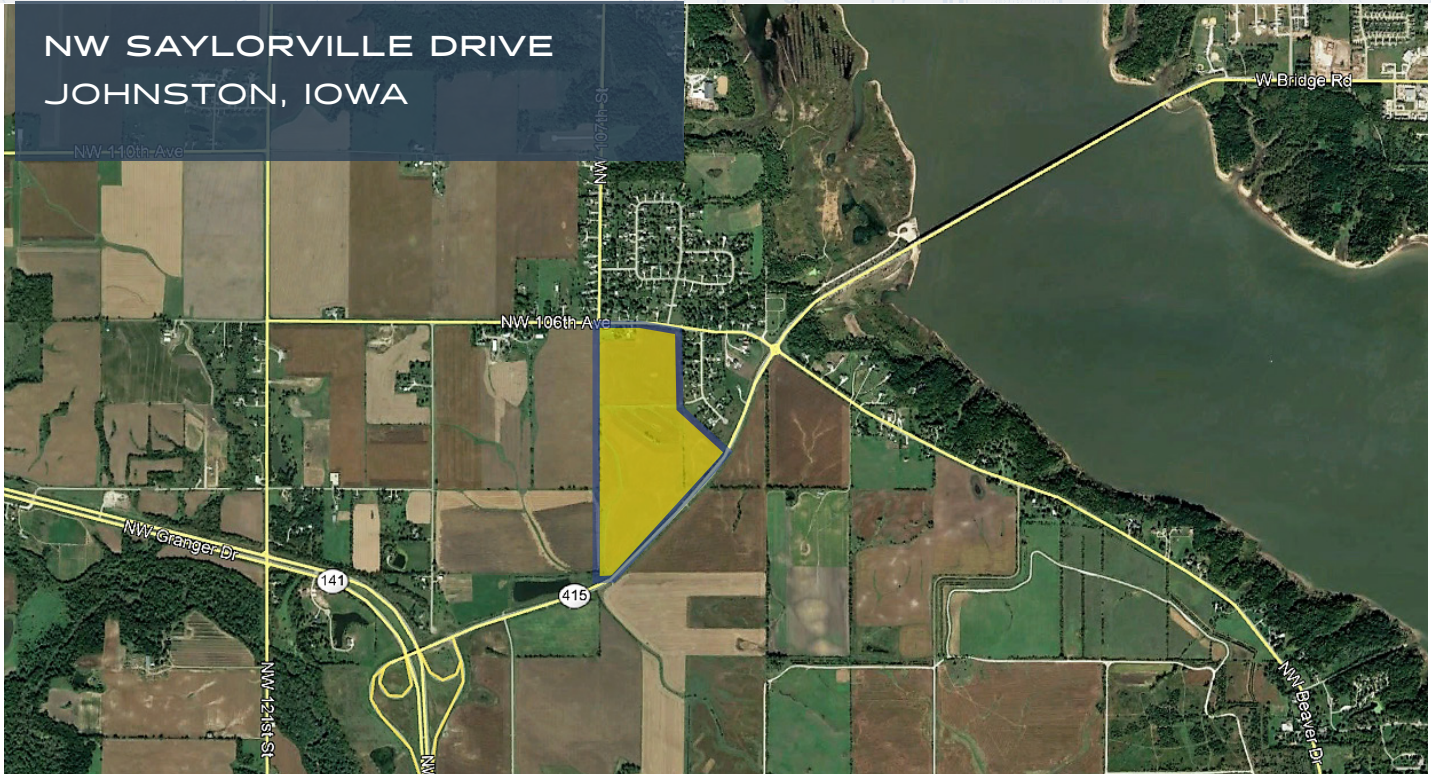
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Angie Tessau, CCIM 515.707.6889

NW SAYLORVILLE DRIVE JOHNSTON, IOWA





DEVELOPMENT LAND FOR SALE

HIGHWAY 141

JOHNSTON, IA

Between HWY 141 & Camp Dodge

Beaver Creek Golf Course is a 27-hole golf course with an opportunity for development on a portion of the course. Development of nine holes of the course would leave an 18 hole course available as an amenity for a future adjacent development. Just minutes from the growing Johnston and Grimes communities, Camp Dodge and Saylorville Lake, this is a unique development opportunity for a corporate campus or industrial park.



10 acre site on hard corner
72 acre site on south 9 of course



Identified as a future business
and employment area in City of
Johnston comprehensive plan.



Located in northwest Johnston, just
north of Grimes, east of Highway 141



Beautiful natural amenities for any
type of development. Access to
nearby Saylorville Lake



FOR MORE INFORMATION:

Dorrance Brezina
(515) 778-0787
dorrancebrezina@gmail.com

Developers Realty Group
3227 NW 111th Street
Urbandale, IA 50322

(515) 334-5455
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Available Sites + Golf Course





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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

TYLER DINGEL, CCIM

Senior Vice President
+1 515 221 6662
tyler.dingel@cbre-hubbell.com

AJDIN NADAREVIC

Senior Associate
+1 515 221 6684
ajdin.nadarevic@cbre-hubbell.com

LISTING # 1220041

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WEST PARK OFFICE PLAZA

5785 West Parkway
Johnston, IA 50131

FOR SALE



Lot	S/SF	Acres	Total Price
1	SOLD	3.43	SOLD
4	\$3.25	2.68	\$378,983
6	\$3.00	1.02	\$132,902
7	\$3.00	1.18	\$153,941
8	\$3.00	1.92	\$250,644
9	\$3.00	4.49	\$586,623
13	\$4.00	1.61	\$279,829
19	\$3.00	2.10	\$274,428
20	\$3.50	1.44	\$219,085
21	\$5.00	2.69	\$583,922



OFFICE LAND

- West Park Office Plaza located in the Northwest quadrant of 100th and 54th Street in Johnston, Iowa.
- Zoned PUD - Office/Commercial
- Various Lot Sizes
- Just off New I-80/35 and 100th Street Interchange
- All Utilities - Ready to Build
- Fiber Optics to the site

- MidAmerican Power Sub-Station Adjacent
- Build to Suite Possible
- City Incentives Available

Price: \$3.00 - \$5.00 SF



CONTACT

Ryan D. Siedenburbg
(515) 339-9616 Mobile
(515) 223-6222 Office
ryan@siedenburbg.com



2020 V.2

The Siedenburbg Group
1350 NW 138th Street, Suite 450
Clive, Iowa 50325
www.siedenburbg.com



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LISTING BROKER

Knapp Properties

EXCLUSIVELY MARKETED BY

Angie Tessau, CCIM 515.707.6889

Brian Erickson, CCIM 515.202.5035

**8860 NORTHPARK DR
URBANDALE, IOWA**



PROPERTY FEATURES

Don't miss out on this rare opportunity for new construction office or retail space in Urbandale! This property is located just off I-80/I-35 and the heavily-trafficked 86th Street exit. With easy Interstate access and dozens of local and national retail neighbors, suites like these are incredibly hard to come by!

- 1,800-3,660 SF
- Office or Retail
- Easy Access to I-80/35
- Excellent Interstate Visibility
- Located near popular restaurants and retail businesses

PRICING

- Lease Price: Negotiable



Market Information*	1 Mile	3 Miles	5 Miles
Population	6,149	61,912	139,237
Households	2,123	24,946	57,092
Median HH Income	\$100,698	\$80,703	\$77,985

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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**8860 NORTHPARK DR
URBANDALE, IOWA**



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FOR SALE

5519 NW 88TH STREET

DEVELOPMENT GROUND

JOHNSTON, IOWA 50131



COMMERCIAL LOTS

3.101 acre commercial lot located just north of I-80/35 in the thriving community of Johnston. The area is populated with restaurants, medical services, banks and grocery. This location offers convenient access to anywhere in the Metro.

+ Available Space

- 3.101 acres (135,100 SF)

+ Sale Price

- \$250,000 (\$1.85/SF)

+ Traffic Counts

- NW 86th Street: 18,484 VPD
- NW 54th Avenue: 6,589 VPD

+ Property Features

- Commercial Zoning
- Excellent access to I-80/35
- Located near amenities
- Perfect for general office, medical or daycare
- Foundation poured for Building 1 (of 3)
- Onsite utility connections



CONTACT US



AJDIN NADAREVIC

Vice President
+1 515 221 6684
ajdin.nadarevic@cbre-hubbell.com

Licensed in the State of Iowa

BLAKE BOGENRIEF

Sales Associate
+1 515 323 3100
blake.bogenrief@cbre-hubbell.com

Licensed in the State of Iowa

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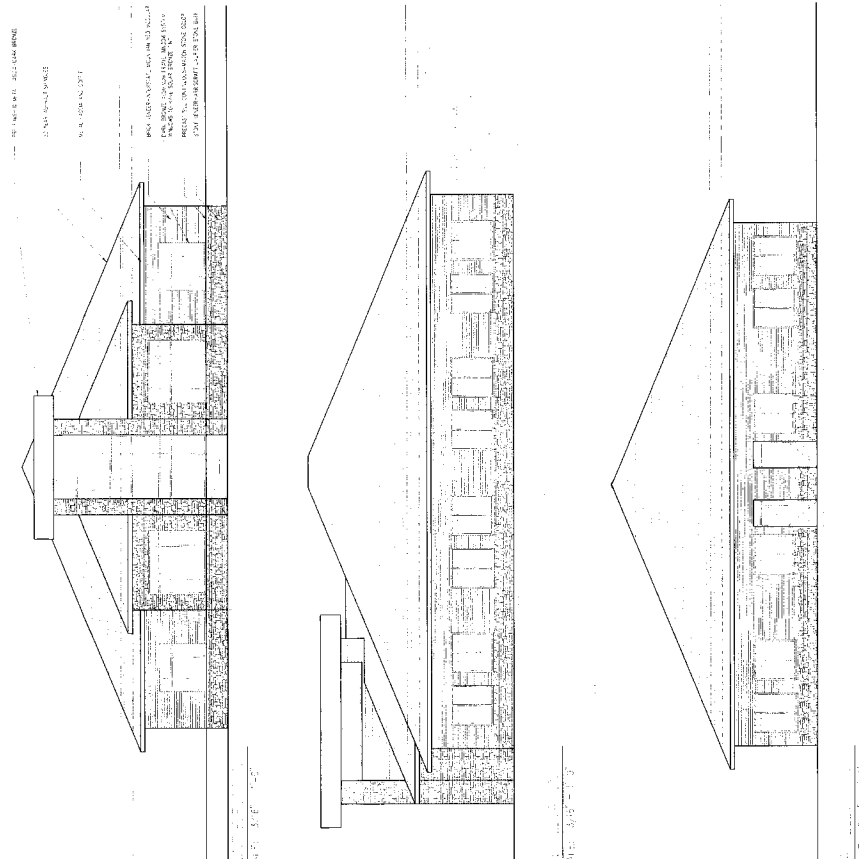
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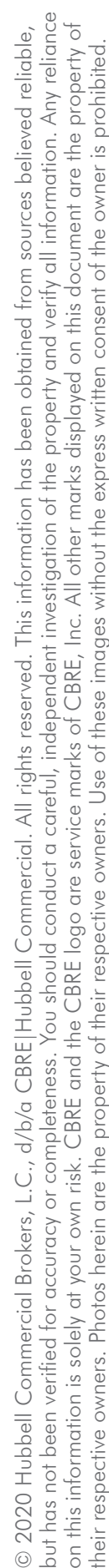
DEVELOPMENT GROUND
JOHNSTON, IOWA



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DEVELOPMENT GROUND
JOHNSTON, IOWA



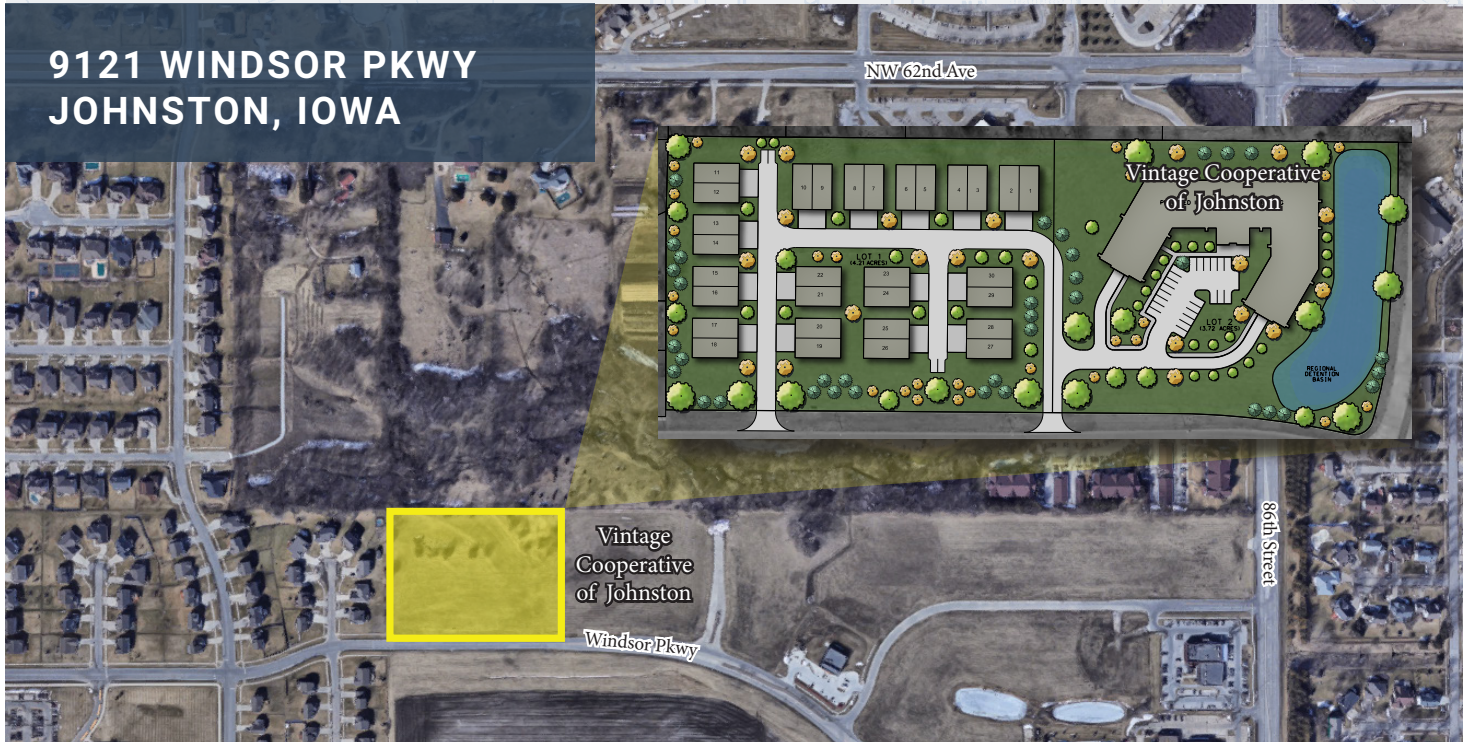
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9121 WINDSOR PKWY
JOHNSTON, IOWA



PROPERTY FEATURES

- 4.22 Acre Lot
- Zoned R-3 Multi-Residential / Townhome Development
- Easy access to 86th street, 100th street, and I-35
- Within walking distance of several restaurants and shops

PRICE

- \$735,000

Market Information*	1 Mile	3 Miles	5 Miles
Population	8,300	47,843	112,483
Households	2,885	18,719	45,306
Median HH Income	\$115,986	\$88,548	\$79,721

*esri - Demographic and Income Profile 2018



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 SALE

WINDSOR OFFICE PARK
COMMERCIAL DEVELOPMENT LOTS
NW 86TH STREET & WINDSOR PARKWAY
JOHNSTON, IOWA 50131

COMMERCIAL DEVELOPMENT LOTS FOR SALE

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, restaurants and other uses.

+ Available Lots

- 1.01 to 5.11 Contiguous Acres (Some lots can be divided)

+ Lot Prices

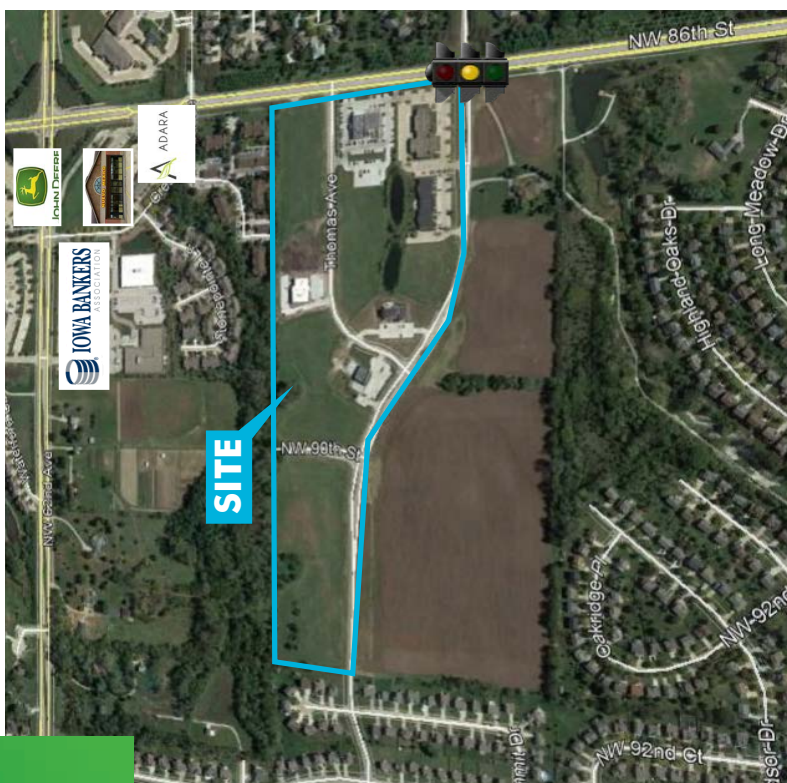
- \$3.60-\$5.25/SF

- **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



LISTING# 608441

PAUL WEEKS

Vice President
+1 515 221 6691
paul.weeks@cbre-h

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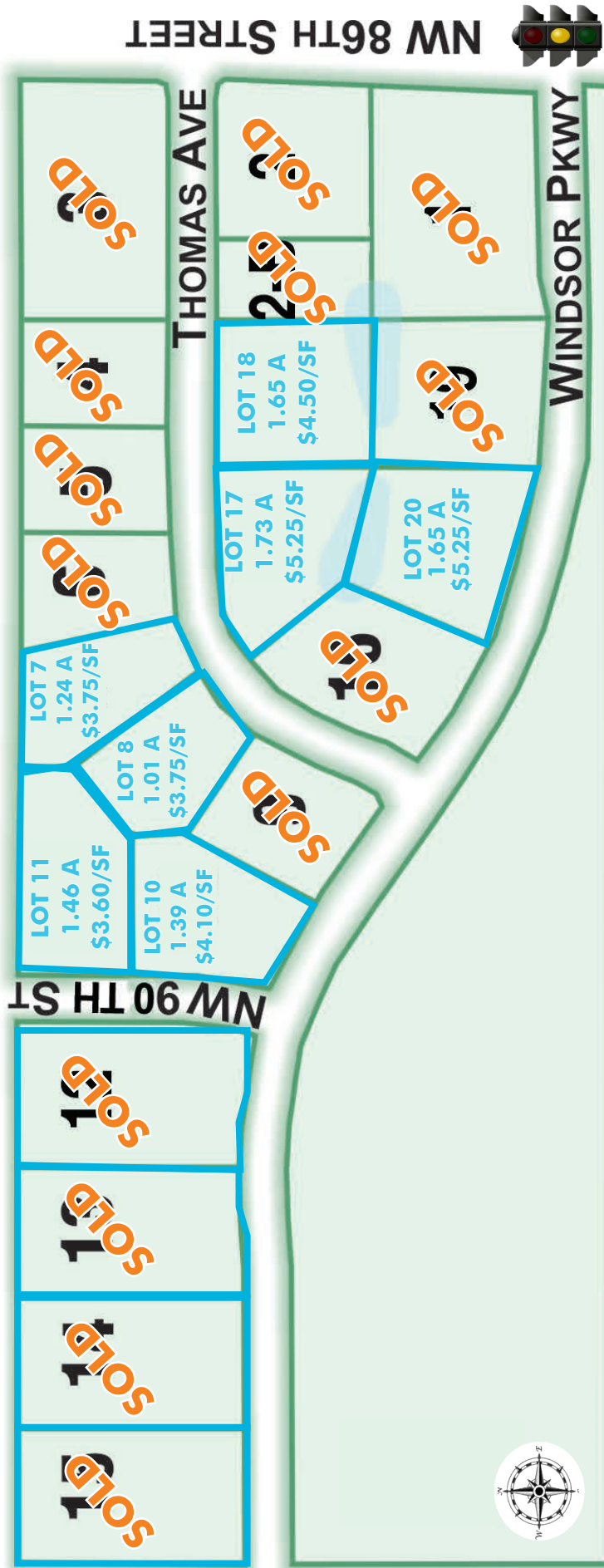
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FOR SALE WINDSOR OFFICE PARK

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



LOT	ACRES	PRICE/SF	SALE PRICE	STATUS
7	1.24	\$3.75	\$203,000	AVAILABLE
8	1.01	\$3.75	\$165,000	AVAILABLE
10	1.39	\$4.10	\$250,000	AVAILABLE
11	1.46	\$3.60	\$230,000	AVAILABLE

LOT	ACRES	PRICE/SF	SALE PRICE	STATUS
17	1.73	\$5.25	\$394,500	AVAILABLE
18	1.65	\$4.50	\$324,000	AVAILABLE
20	1.65	\$5.25	\$375,000	AVAILABLE

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FOR LEASE

CRESCENT CHASE CENTER

RETAIL | OFFICE

6110 NW 86TH ST, JOHNSTON, IOWA, 50131



RETAIL | OFFICE SPACE

Great neighborhood center with a tenant mix including Subway, Domino's Pizza, Adara Salon & Spa, Nuevo Mexico Mexican Restaurant & Herrmann Family Chiropractic. The suites are competitively priced for lease and tenant improvements are negotiable.

+ Available Space

- Suite 105 - 1,400 SF

+ Lease Rate

- \$10.75/SF NNN
- Estimated Operating Expenses: \$7.52/SF

+ Building Features

- Ample on-site parking
- Close proximity to John Deere Credit Campus, Pioneer Corporate Campus and Johnston High School
- Traffic Counts:
 - 86th Street: 16,500 vehicles per day
 - 62nd Avenue: 11,200 vehicles per day



CONTACT US

MARTY HERRMANN

Vice President

+1 515 221 6653

marty.herrmann@cbre-hubbell.com

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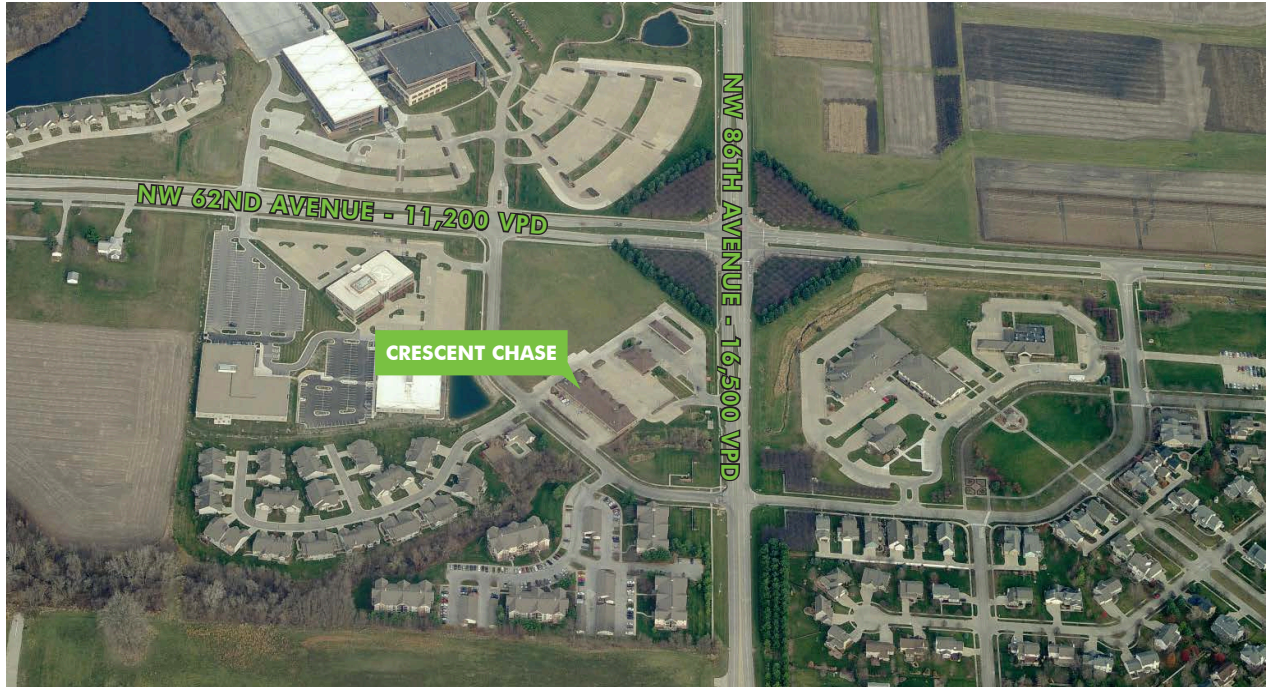
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FOR LEASE CRESCENT CHASE CENTER

RETAIL | OFFICE
6110 NW 86TH ST, JOHNSTON, IA



LOCATION AERIAL



Demographics	1 Mile	3 Mile	5 Mile
Population	8,454	47,962	112,684
Households	2,785	18,347	44,489
Average HH Income	\$151,996	\$116,730	\$103,775
Median HH Income	\$128,577	\$92,494	\$82,213
Average Median Age	36.2	38.7	38.3

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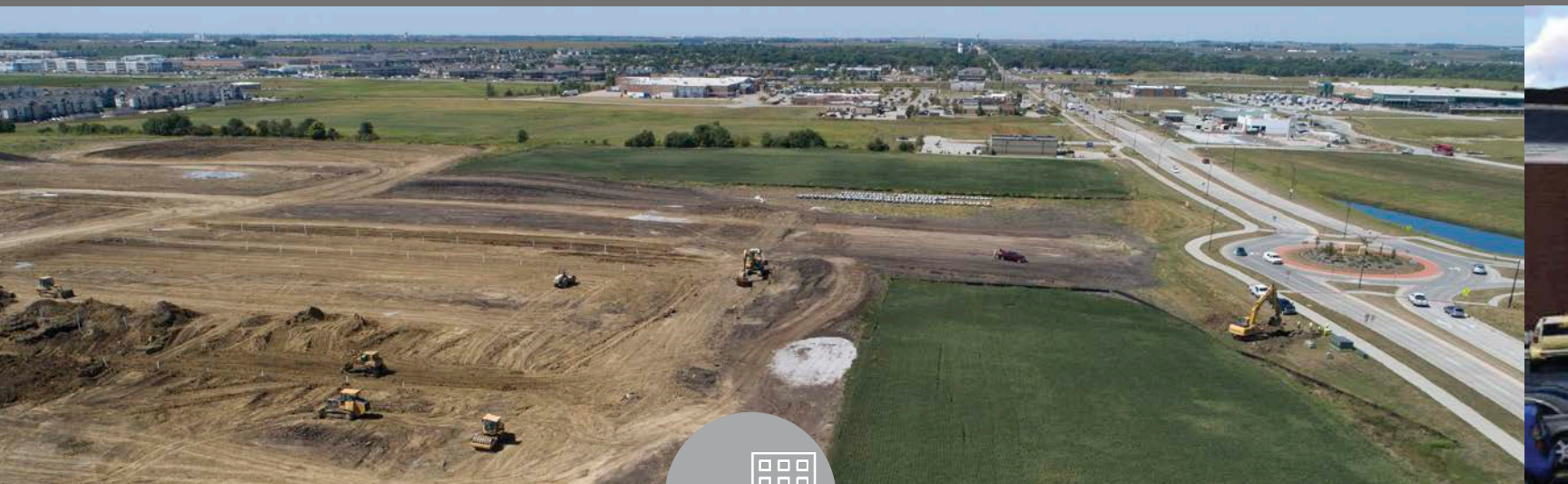
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Residential Developments



Ridgedale Heights

As commercial development continues to evolve along both NW 100th Street and NW 70th Avenue, new opportunities have emerged for residential development on the corner of these two growing thoroughfares in Johnston. Ridgedale Heights is located near the new Johnston High School and contains 65 acres zoned single-family residential and will contain 200 lots. The development will also include 32 acres of medium density multi-family residential, and the remaining 30 acres have been zoned as community retail commercial.



Senior Housing Developments



Autumn Glenn & Johnston Crossing

Senior housing continues to be a trend as lifelong residents have a desire to stay in Johnston and other seniors are attracted to all that the area has to offer. Two new senior living communities are planned along Merle Hay Road in Johnston. The first development, Autumn Glenn, will be located on Pioneer Parkway near Johnston Station. The second is Johnston Crossing, which is planned along Johnston Drive near the Merle Hay Road Gateway area. These two new complexes will bring more senior housing options to the east side of the Johnston Community.



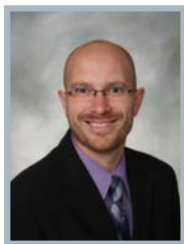
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VP Commercial Lending
Johnston



Nick Reggio
VP Market Manager
Grimes



Sharm Sisler
COO
Johnston



Josh Snyder
Loan Officer
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Johnston est. 1998
5526 NW 86th Street
331-2265

Wauke est. 2001
455 - 6th Street
987-1000

Grimes est. 2000
150 SE Gateway Drive
986-2000

Ankeny est. 2017
2905 SW Oralabor Road
446-2265



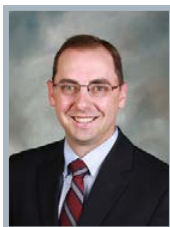
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