



Johnston

ECONOMIC DEVELOPMENT CORPORATION

**2023
Economic
Development
Guide**

A large, illuminated sculpture at dusk. The sculpture is a tall, curved structure with a yellow ring at the top and a purple ring at the bottom. It is set on a circular base with several blue lights. The background shows a sunset sky with orange and red hues, and a building with lights in the distance.

“The Hansen Company is proud to be a Johnston-based contractor. We’re honored and humbled to have had the opportunity to build many significant projects in the community that we call home.”

Hansen Company, Inc.
Grant Taylor, VP/Partner
515.270.1117
grantt@hansencompany.com



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- 3 First National Bank works hard to **simplify banking** for businesses with easy-to-use accounts and technology that guides you flexibly to bank on the go. Our goal is to **deliver what banking should be.**
- 4 **Decisions are made locally** by people who live in the community and understand local needs. Email and phone requests are answered locally.
- 5 First National Bank **continually re-invests in the communities it serves.** This creates more jobs and builds a more vibrant and stronger local economy.



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- Business Mobile
- Online Funds Transfer
- eDeposit
- Positive Pay Fraud Monitoring
- Business Credit Card
- Business Debit Card
- Business Health Savings Account

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For more than a century, HR Green has been dedicated to providing solutions that build communities and improve lives.

HR Green is honored to be one of the nation's longest operating engineering firms. Established in 1913, HR Green, Inc. is employee owned. We collaborate across geographies and markets to provide the engineering, technical, and management solutions that connect and shape communities and are driven by the commitment of our clients.

Understanding a project's goals and objectives from the project life-cycle perspective yields the best value and outcomes for our clients and communities.

We link project needs to community values, environmental requirements, and infrastructure standards to design a lasting solution that meets the necessities of local citizens and businesses.



Scan the QR Code or follow the link below for your local contacts, project information, or industry insights.

▶ www.hrgreen.com



Jammin' in Johnston



NW 86th Street, Johnston



Meals for the Heartland

2023 Johnston Projects

COMMUNITY & DEVELOPMENT TOUR



Residential Development

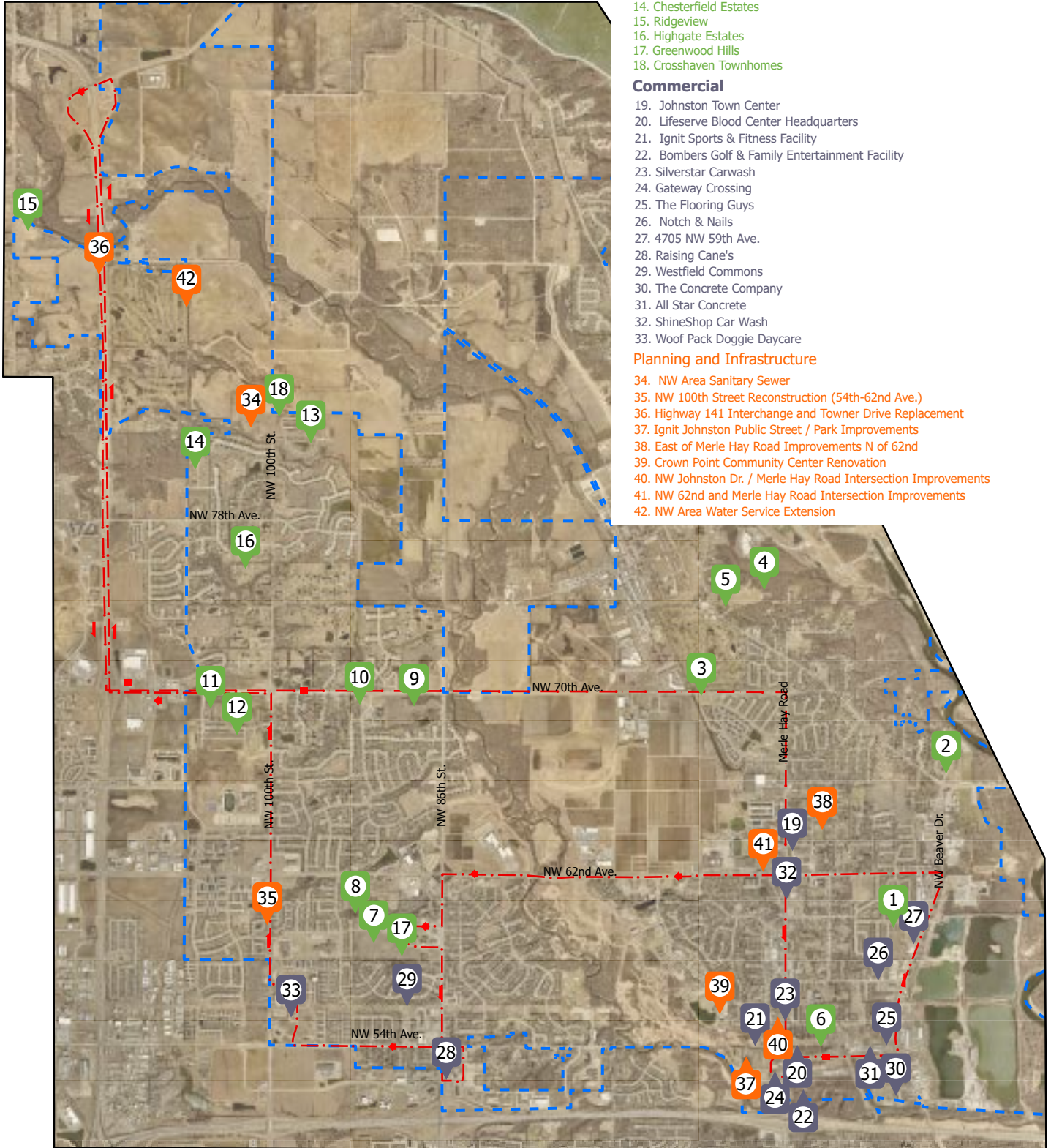
1. NW 59th Avenue Senior Lofts
2. Eagle Ridge
3. Johnston Commons Rowhomes
4. Carmel at Hyperion
5. Hyperion Woods
6. Johnston Crossing Senior Apartments
7. Courtyards at Windsor
8. Windsor Rowhomes
9. The Enclave at Wooded Pointe
10. Brio of Johnston Phase 2
11. Ridgedale Heights Townhomes
12. Ridgedale Heights
13. Crosshaven
14. Chesterfield Estates
15. Ridgeview
16. Highgate Estates
17. Greenwood Hills
18. Crosshaven Townhomes

Commercial

19. Johnston Town Center
20. Lifeserve Blood Center Headquarters
21. Ignit Sports & Fitness Facility
22. Bombers Golf & Family Entertainment Facility
23. Silverstar Carwash
24. Gateway Crossing
25. The Flooring Guys
26. Notch & Nails
27. 4705 NW 59th Ave.
28. Raising Cane's
29. Westfield Commons
30. The Concrete Company
31. All Star Concrete
32. ShineShop Car Wash
33. Woolf Pack Doggie Daycare

Planning and Infrastructure

34. NW Area Sanitary Sewer
35. NW 100th Street Reconstruction (54th-62nd Ave.)
36. Highway 141 Interchange and Towner Drive Replacement
37. Ignit Johnston Public Street / Park Improvements
38. East of Merle Hay Road Improvements N of 62nd
39. Crown Point Community Center Renovation
40. NW Johnston Dr. / Merle Hay Road Intersection Improvements
41. NW 62nd and Merle Hay Road Intersection Improvements
42. NW Area Water Service Extension

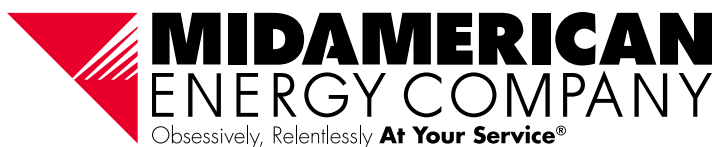




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By making smart investments in renewable energy generation, technology and infrastructure, we can deliver electricity to more customers at nearly the same rate as 10 years ago. These same investments will also help keep our energy rates affordable and predictable for the rest of this decade.



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Tim Wolf
President & CEO
tim@ssb.bank
NMLS ID 449902



JP Pearson
Commercial Loan Officer
jp@ssb.bank



Paul Stender
Commercial Loan Officer
paul@ssb.bank



**4800 Mills Civic Parkway
Suite 100
West Des Moines, Iowa 50265
515-457-9533
www.ssb.bank/business**



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 educational and promotional opportunities, and making connections in the economic development sector 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, nonprofit 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 members, 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 members.

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

Annual Events

NETWORKING & EDUCATIONAL EVENTS FOR DEVELOPMENT PROFESSIONALS

JEDCO hosts three annual events in collaboration with the City of Johnston. The board of directors election takes place at the Annual Meeting in January. It also provides members with updates from city officials, while enjoying food, beverages and networking with other economic development professionals.

Learn about current city projects directly from Johnston's business leaders at the Development Forum, held in May. A panel discussion addresses the hottest topics in the city, followed by a great networking event.



Get a firsthand look at upcoming projects in Johnston with a bus tour of the town during the JEDCO/ Chamber Economic Development Tour. Receive the newest copy of the Johnston Economic Development Guide, and stay for networking, eats, drinks and live music!

For a full schedule of meetings and events, visit growjohnston.com.



The Bank Worth Changing To



State Savings Bank knows Johnston. We loan here because you live here. Local Decisions made by Local Bankers. From your first home to your dream home, our mortgage bankers are here for you.



Adam Houser
Consumer/Mortgage
Loan Officer
adam@ssb.bank
NMLS ID 1265467



Aaron Spooner
Senior Vice President
aaron@ssb.bank
NMLS ID 1912045



4800 Mills Civic Parkway
Suite 100
West Des Moines, Iowa 50265
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Altoona

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Altoona, IA 50009

West Des Moines

1150 Jordan Creek Pkwy
West Des Moines, IA 50266

JEDCO Board of Directors

VOLUNTEERS FROM LOCAL INDUSTRY LEADERS



Jennifer Sayers
Executive Director
JEDCO
515.681.2443



Grant Taylor
JEDCO President
Hansen Company
515.270.9166



Tom Foldes
JEDCO Vice President
Bluestone Engineering
515.727.0700



Zach Carlton
JEDCO Secretary
Bank Iowa
515.727.4484



Dave Melling
JEDCO Treasurer
First National Bank
515.225.2641



Brian Vahle
JEDCO Past President
Liberty National Bank
515.252.3146



Matt Morris
Charter Bank



Ginger Minear
Corteva Agriscience



Brian Israel
John Deere Financial



Stuart Ruddy
Knapp Properties



Mike Bonnett
Landmark Brokerage, Inc.



Steve Scott
Locate CRE



Katie Lord
MidAmerican Energy



John Ryan
Ryan Companies



Manny Toribio
Short Elliott
Hendrickson Engineering



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Johnston, IA 50131

Baker Group

1600 SE Corporate Woods Drive
Ankeny, IA 50021

Bank Iowa

5525 Merle Hay Road, Suite 195
Johnston, IA 50131

Bluestone Engineering

5518 NW 88th Street
Johnston, IA 50131

Charter Bank

5526 NW 86th Street
Johnston, IA 50131

Community State Bank

6175 Merle Hay Road
Johnston, IA 50131

Confluence

525 17th Street
Des Moines, IA 50309

Developers Realty Group

3227 111th Street
Urbandale, IA 50322

**dsmSOLD Team at
Keller Williams Legacy Group**

5116 NW 59th Ave.
Johnston, IA 50131

Corteva Agriscience

7000 NW 62nd Avenue
Johnston, IA 50131

First National Bank

5625 Mills Civic Parkway
West Des Moines, IA 50266

Foth

8191 Birchwood Court, Suite 1
Johnston, IA 50131

**Gemstone Property
Management, LLC**

Johnston, IA 50131

Hansen Company

5665 Greendale Road, Suite A
Johnston, IA 50131

Hansen Real Estate Services

5665 Greendale Road, Suite A
Johnston, IA 50131

HR Green

5525 Merle Hay Road, Suite 200
Johnston, IA 50131

Impact7G

8951 Windsor Parkway
Johnston, IA 50131

**Iowa Nebraska Equipment
Dealers Association**

8330 NW 54th Avenue
Johnston, IA 50131

**Matt Connolly/NAI Iowa
Realty Commercial**

3501 Westown Parkway
West Des Moines, IA 50266

John Deere Financial

6400 NW 86th Street
Johnston, IA 50131

Knapp Properties

5000 Westown Parkway, Suite 400
West Des Moines, IA 50266

Landmark Brokerage, Inc.

9550 Hickman Road, Suite 100
Clive, IA 50325

Liberty National Bank

5260 NW 86th Street
Johnston, IA 50131

Locate Commercial Real Estate

5619 NW 86th Street
Johnston, IA 50131

MidAmerican Energy

3500 104th Street
Urbandale, IA 50322

Performance Realty, LLC

4424 70th Place
Urbandale, IA 50322

Ryan Companies

111 E. Grand Ave, Suite 200
Des Moines, IA 50309

SHAZAM

6700 Pioneer Parkway
Johnston, IA 50131

**Short Elliott Hendrickson
Engineering**

5414 NW 88th Street, Suite 140
Johnston, IA 50131

State Savings Bank

4800 Mills Civic Parkway, Suite 100
West Des Moines, IA 50265

Vicki J. Wade/Thrivent

5404 NW 88th Street
Johnston, IA 50131

Tri-City Electric Company

1821 Ingersoll Avenue
Des Moines, IA 50309

VisionBank

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Grimes, IA 50111

WB Realty Co.

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Clive, IA 50325



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Your Blood. Your Hospital. Your Neighbors.

We save lives in partnership with the communities we serve. LifeServe Blood Center is proud to celebrate 75 years of saving local lives with a highly anticipated move to a new headquarter facility in the heart of Johnston, Iowa. Founded in 1947 by the Des Moines Hospital Council, LifeServe Blood Center is one of the 15 largest blood centers in the country, dedicated to providing the highest quality blood products to patients in need at 161 hospitals primarily across the tri-state region of Iowa, Nebraska, and South Dakota.



LIFESERVE TODAY

LifeServe Blood Center provides 100% of all blood products to local hospitals in the greater Des Moines region. LifeServe's operations function with the support and generosity of 350 team members, 158 volunteers, and over 200,000 annual blood donors across Iowa, Nebraska, and South Dakota. LifeServe operates 17 facilities across the tri-state region, including 14 donor centers, with thousands of annual blood drives.

The lifesaving work starts when a volunteer donor rolls up their sleeve to donate blood. Whole blood, double red cells, platelets, and plasma are collected and transferred to LifeServe Blood Center's state of the art lab to undergo 14 different tests to ensure the highest quality blood products are available. Once a blood product is ready and safe for transfusion, it is distributed to hospitals by LifeServe volunteers.

HISTORY/IMPACT

The Blood Center began in 1937 through the mission of Des Moines grocer, Ike Smalls, who formed central Iowa's first blood donor referral process. By 1947, the demand for safe, accessible blood was realized by Des Moines hospitals and the Polk County Blood Donor Service was created, with Smalls appointed as director. With the Polk County Medical Society, the Polk County Osteopathic Physicians, and the Des Moines Hospital Council, the Polk County Blood Donor Services became the Community Blood Bank of Central Iowa. Opening in 1963, this was the first centralized location to collect and store blood products for local communities.

Following this model, the Woodbury Medical Society of Sioux City created the Siouxland Community Blood Bank in 1967.

In 2010, The Blood Center of Iowa and Siouxland Community Blood Bank merged to form LifeServe Blood Center, with locations in Iowa, Nebraska, and South Dakota. LifeServe is excited for the new state-of-the-art headquarter facility located on Merle Hay Road.

WHY JOHNSTON

LifeServe is honored to join the Johnston community and call Merle Hay Road our new home. With a loyal Central Iowa donor base, this Johnston location will aid in the completion of our growing metro footprint. Many factors contributed to determining the location of the new headquarter facility, including Johnston's strong sense of community, the shared mission for continued improvement, a high visibility space, and the opportunity to provide over 4,500 donors a donation center right in their neighborhood.



“Every two seconds, someone in the U.S. needs blood. Most recipients don’t realize that a volunteer blood donor will save their life. The strength of the blood supply depends on individuals committed to ensuring their community has an adequate reserve. It sounds so easy, but less than 4% of the population makes this commitment. If community members don’t donate blood for their hospitals and neighbors, the blood supply doesn’t exist. We hope you will join us in the commitment to saying “yes” to giving blood or hosting blood drives with LifeServe Blood Center.”

Stacy Sime, President and CEO

LifeServe Blood Center Joins Johnston

LifeServe evaluated all active donors and found that 4,589 active donors live within five miles of Johnston. LifeServe President and CEO Stacy Sime shared, “Johnston, and this particular location, is the perfect fit for LifeServe because we wanted a spot that still kept our community presence and this new location allows us to do that.”

LifeServe has enjoyed collaborating with local companies on the development of the property, including BNIM, Hansen Company, Confluence, Formation Group, Civil Design Advantage, Raker Rhodes Engineering, Modus, and Wells Fargo. These teams have made a concerted effort to include LifeServe’s mission in all aspects of the design. Clad in Corten and zinc panels, precast concrete, and floor to ceiling windows, LifeServe’s new headquarter facility features state of the art design and architecture. The blood donation experience will feel like a welcome retreat at the community blood center. The floorplan and design of this facility echoes our mission statement, “Your Blood. Your Hospital. Your Neighbors.” It will be a comfortable place where anyone can take ownership of their role in our lifesaving mission.

GIFT OF LIFE GARDEN

The facility will be home to the Gift of Life Garden, a sustainable, welcoming space dedicated to those who play a vital role ensuring the stability of an adequate and available blood supply and recognizing those benefitting from the community blood supply. Akin to a community’s first responders, the blood supply is managed locally. Our community blood supply is a locally controlled national resource. It is vital that blood be on the shelf, to support our community hospitals and aid in national emergencies as needed.

The Gift of Life Garden is a community funded project supported by a multi-year crowdfunding campaign. Donors can designate monetary donations toward a custom engraved brick, plants, trees, and more. By donating, you help broaden the understanding and importance of a community blood supply. It honors those who ensure the supply through work, volunteering, or blood donation, as well as those who benefit from a sustainable blood supply.

**The strength of our community blood supply is dependent on donors, businesses, and organizations.
Donating blood with LifeServe is the easiest way to give back to the Johnston community.**



**Big Enough to
Help You,
Small Enough to
Know You.**



Tanner Baldwin

**AVP Commercial Banking Officer
(515)252-3158**



Brian Vahle

**Market President
(515)252-3146**

5260 NW. 86th St.

Johnston, IA 50131

www.libertynational.bank

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MEET THE TEAM

Meet the dedicated and passionate members of our esteemed city staff who work tirelessly behind the scenes to shape our community.

Each staff member plays a vital role in enhancing our city's quality of life.



MIKE POGGE-WEAVER
City
Administrator



DAVID WILWERDING
Community
Development
Director



ADAM OSTERT
Building
Official



MATT GREINER
Public Works
Director



PETER JOHNSON
Economic
Development
Project Mgr.



CLAYTON ENDER
Planner



JANET WILWERDING
Communications
Manager



MADDY VANDERLINDEN
Communications
Specialist



A modern, two-story office building with a grey facade and a white upper section. The company name "Tri-City Electric Co." is prominently displayed in large, dark letters on the white section. A red square logo with the letters "TE" is positioned to the left of the name. The building features large windows, a glass entrance on the right, and a white metal staircase on the left. The sky is blue with scattered white clouds.

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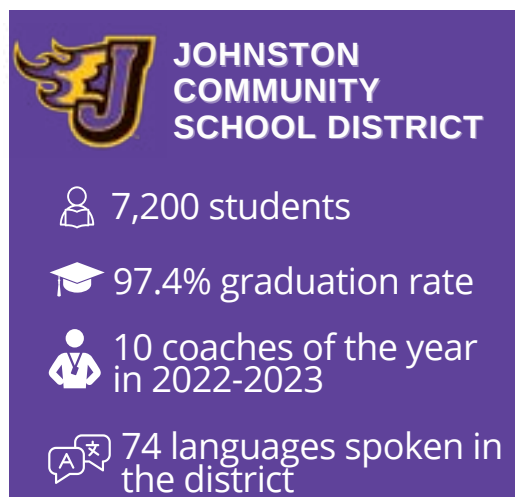
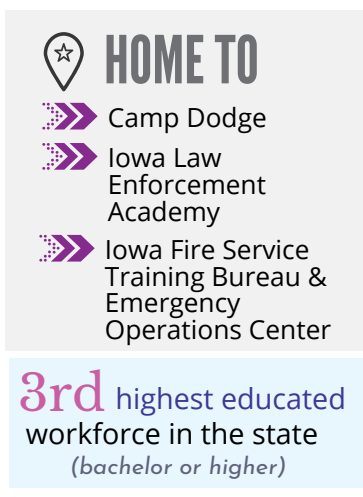
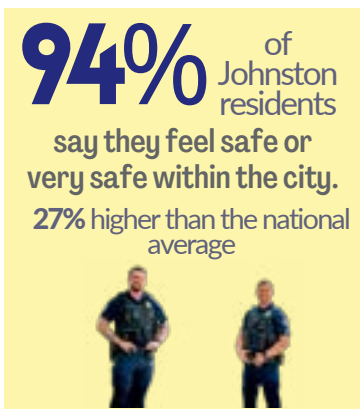
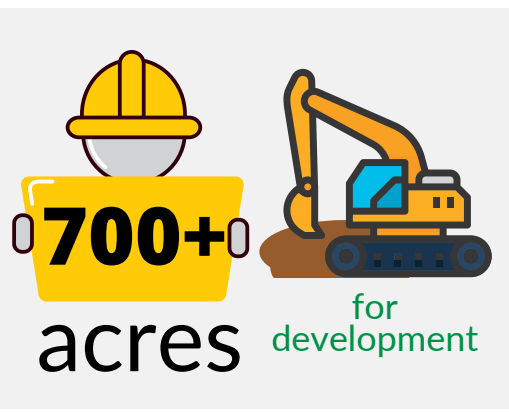
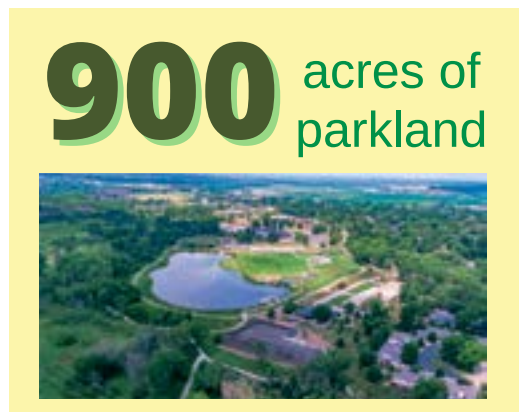
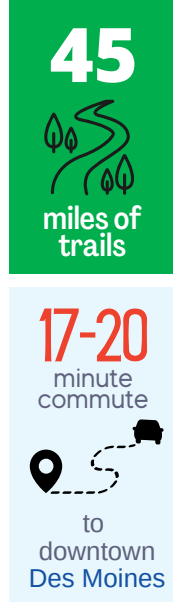
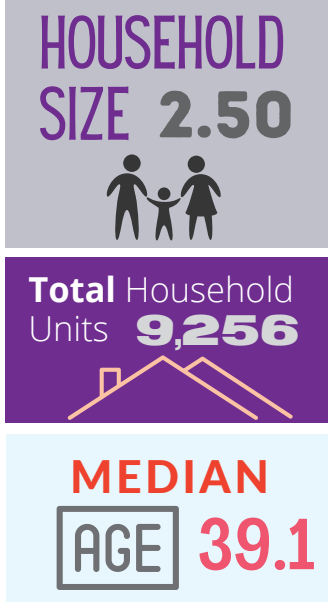
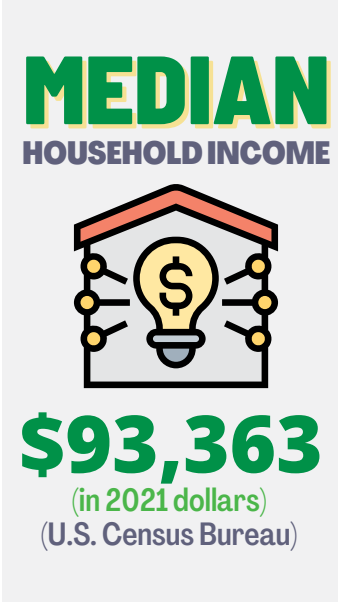
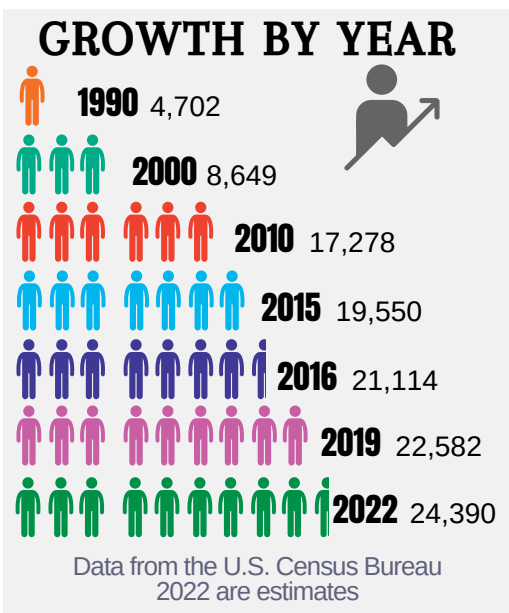
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Johnston serves as the primary artery for the Ames-Des Moines Cultivation Corridor. The area boasts a thriving biotech economy, highlighted by the Global Research Center for Corteva Agriscience, as well as several financial industry giants such as John Deere Financial, DLL, Shazam, and Iowa Bankers Association. The region also benefits from a highly educated and affluent population, making it a hotbed for workforce talent and a rapidly growing community.



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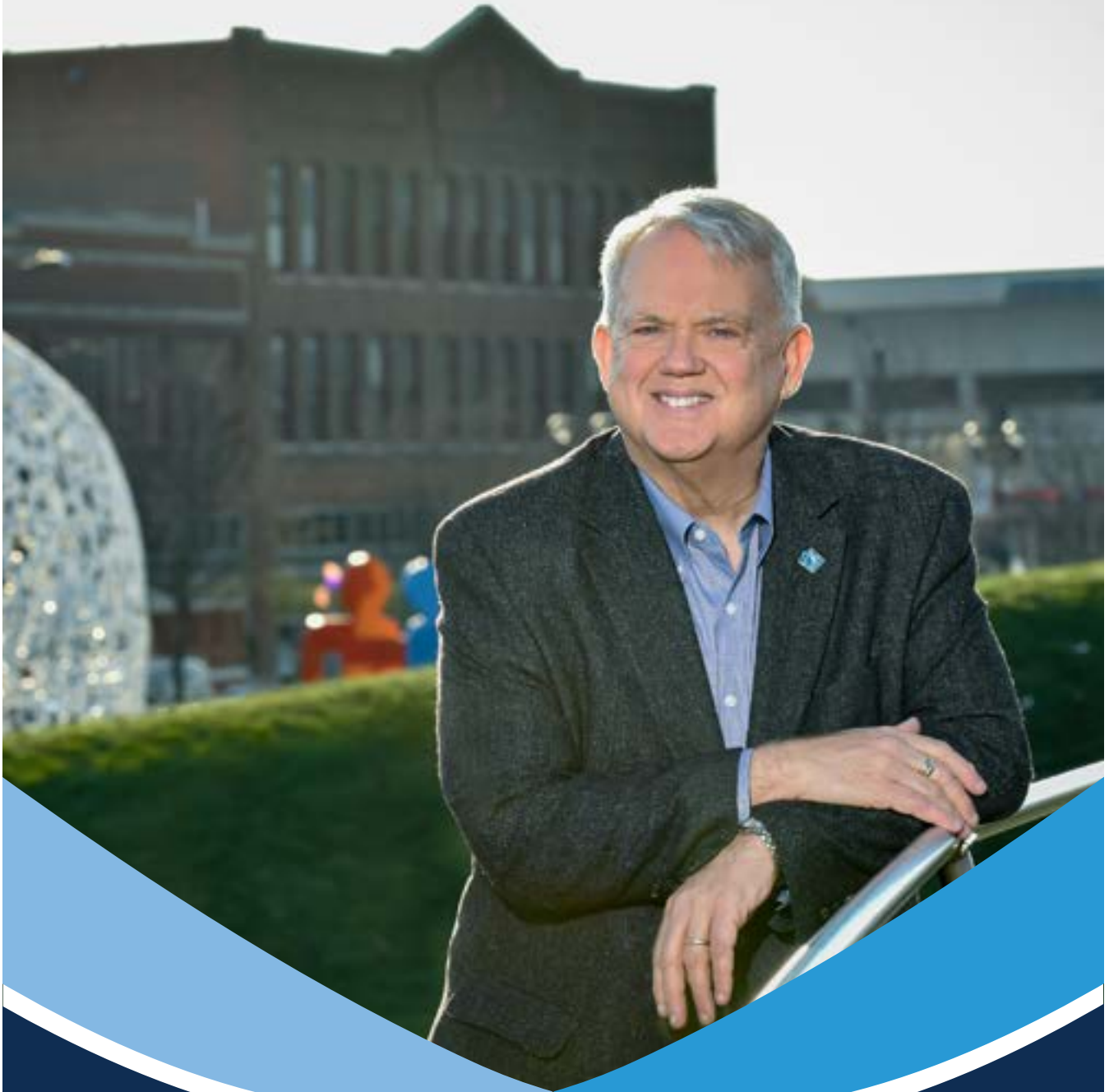
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JOHNSTON GATEWAY

MERLE HAY ROAD REIMAGINED



Merle Hay Road is a significant north/south corridor in the Des Moines Metropolitan Area and is the central spine for the eastern half of the City of Johnston. The roadway connects metro residents to regional recreational amenities at Saylorville Lake and Camp Dodge to the north and Urbandale and Des Moines to the south.

Historically, the corridor was identified as the “Merle Hay Auto Mile” and emerged as the premier commercial corridor in the mid-century with a heavy focus on automobile dealerships and the Merle Hay Mall as a primary destination. Bound on the west by Beaver Creek and the associated natural area and to the east by the expansive floodplain of the Des Moines River both of which provide restrictions to development opportunities in addition to a beautiful natural backdrop to the corridor.



The Gateway Plan

The Johnston City Council created the Gateway Plan in 2013-2014 seeking redevelopment of this 123-acre Gateway area from what had become a deteriorating commercial corridor into a vibrant recreation centric commercial corridor.

In the subsequent decade, The City worked with property owners to demolish derelict structures, consolidate properties into cohesive redevelopment parcels and invested substantially in infrastructure improvements and the elevation of key development properties. The City of Johnston also moved to enhance vehicular and pedestrian traffic flow through reconstruction the Merle Hay Road and Johnston Drive intersection, construction of Pitch Parkway which has opened up development on the west side of Merle Hay Road, and expanded non-vehicular accessible through redevelopment of the Gateway bicycle bridge and numerous other trails that interconnect different areas within the district to the greater Metro trail system.

LEADERS RESPECT LEADERSHIP

Corteva Agriscience is a global leader in sustainable seed innovation. For nearly 100 years – beginning with our Pioneer® seed brand – we have proudly called Johnston home for our seed research and development operations. Our partnership with the City of Johnston has stood the test of time thanks to the leadership of its elected officials, dedicated staff and the local community. Working together, we will keep growing – in Johnston and across the globe.

To learn more, contact:

Ginger Minear at ginger.miller@corteva.com
Corteva Agriscience Global Real Estate Manager



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agriscience

KEEP GROWING.



JOHNSTON GATEWAY

After public investments were made, private developers followed suit. LifeServe moved their headquarters to the corridor, and there have been several new residential development projects on Johnston Drive. New standalone commercial structures have also been established, and there are commitments from Ignit and Bombers to construct a sports complex and golf centric entertainment complex, respectively, which will attract visitors from across the metro.

Merle Hay Road
Reimagined



BOMBERS GOLF & ENTERTAINMENT



IGNIT SPORTS & FITNESS



LIFESERVE

Changes to the Gateway

Over the years, the Gateway has undergone significant changes. It is exciting to anticipate what this year will bring with the area being revitalized and new businesses coming in.

Gateway District in 1997



Gateway District in 2023



MEET OUR BUSINESS BANKERS



Dean Whitaker
Market President
Des Moines Metro
(515) 273-8903
Dean.Whitaker@FNB247.com



Dave Melling
Vice President, Commercial Lender
Des Moines Metro
(515) 273-8911
Dave.Melling@FNB247.com



Jarret Mulholland
Vice President, Commercial Lender
Des Moines Metro
(515) 273-8902
Jarret.Mulholland@FNB247.com



Tom Friedman
Market President
Ankeny
(515) 777-7172
Tom.Friedman@FNB247.com



Rod West
Sr. Vice President, Commercial Lender
Ankeny
(515) 777-7173
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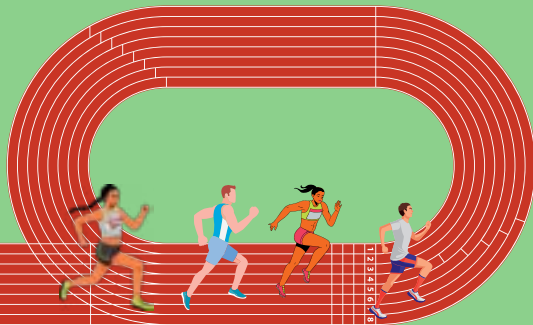
JOHNSTON GATEWAY

Recreational opportunities

The Gateway District offers an array of recreational activities that are boundless, thanks to Beaver Creek and its trail connections. With a four-acre dog park, water trail access and a network of trails, this area is sure to be a favorite destination for outdoor enthusiasts in the near future.



Over the next two years, the Beaver Creek Recreation Corridor (the area starting at Terra Park and running south, east then north back to Johnston Drive) will be the location of some very exciting projects.



Just south of Terra Park lies Ignit Sports and Recreation and Centurion Park.



Centurion Park will have a vast playground area, a soccer field for young players, a cricket field, and a soccer field for practice and warm-up. Trail additions and reconstruction will also take place to enhance the park. The design concepts are ready, and the construction will commence either in late fall or early spring of 2024.



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Water Trail Recreational Opportunities

As you travel towards the southern and eastern regions, the asphalt trail will be taken out and replaced with a 10-foot concrete trail that leads back to the interurban. As you follow this trail, you will come across a water trailhead located just east of Merle Hay. This is the largest and third access point along Beaver Creek in Johnston and will also include a small restroom and kayak/canoe lockers. The final design concepts will be developed in the fall and construction is set to begin in the spring of 2024.



Dog Park

North and east of Bombers Golf and Entertainment lies the location for another City project. Prairie Crossings Park will soon have a four-acre dog park with a parking lot, lights, and trailhead, which is currently in the design phase. The dog park will be situated south of Johnston Drive and will function as a trailhead for the interurban trail that is adjacent to it. This is an ideal location as the park is heavily wooded, providing ample shade for dogs, and the trailhead is less than a quarter-mile away from the Trestle to Trestle bridge.



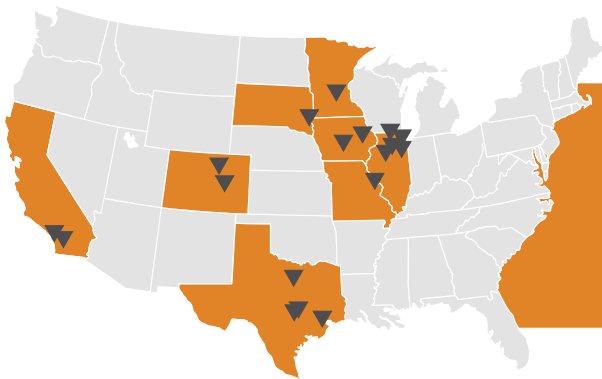
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Our municipal and private industry professionals work with local governments across the country to realize opportunities for economic growth, public safety, place-making, and public infrastructure that make our lives and the environment better. We do this through partnership and collaboration in providing municipal/civil engineering, on-call consulting, and staff augmentation services to public and private industries.

We are the Municipal Engineer and/or Public Works Director for communities with populations ranging in size from less than 5,000 to 100,000 residents. We have been successful at delivering services to communities because we have staff that have “walked in your shoes”, including both public sector and private development leaders.

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Business Development Director

▶ **Phone** 515.657.5265
ddougherty@hrgreen.com

Scan the QR Code or follow the link below for your local contacts, project information, or industry insights.

▶ www.hrgreen.com





In 2019, the City Development Board approved the annexation of 1,461 acres into the City of Johnston. The annexation process was voluntary and included various properties such as the Beaver Creek Golf Course, a Department of the Navy Training Facility, a portion of Camp Dodge, and six large undeveloped parcels. The properties with development potential are located on the eastern side of Highway 141 and Saylorville Drive near the mile-long bridge.

Developers have been showing interest in the annexation area for years due to the continued growth in Johnston. The Saylorville Drive area has been earmarked as a future growth node in Johnston's Comprehensive Plan.

The south nine holes of the Beaver Creek Golf Course, located off Highway 141, provide an opportunity for beautiful development land. There are 72 acres available for development, as well as a 10-acre lot at the corner of the highway and the golf course. The location is conveniently located just a few miles from Interstate 35/80 and 20 minutes from downtown Des Moines, making it an ideal spot for an industrial operation or a corporate campus. The 2021 Comprehensive Plan has designated a significant portion of the area as an opportunity for employment growth, including the possibility of a new corporate campus.

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Zack Smith



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Collectively, Johnston Golf Development, the City of Johnston, Troon, and Turfway invite you to witness the emergence of a new entertainment and leisure era, uniting innovation, luxury, and community.

“I’m incredibly thankful to the City of Johnston for their dedicated efforts to this project. The Mayor, Council and staff, have been terrific and Bombers is on track to open in 2024. I’m proud to have collaborated with such a dedicated team.”

— Dr. Allen Stoye, Owner
Bombers

Johnston Golf Development is proud to partner with the City of Johnston in a 35-acre initiative, poised to revolutionize the Des Moines metro landscape. This pioneering venture introduces an unprecedented concept centered around a three-level, 80,000+ square foot golf & entertainment sanctuary named “Bombers.” This facility promises captivating, family-oriented entertainment, with cutting-edge technology, housed under one roof.

Guiding this project are two eminent industry leaders: Troon and Turfway Entertainment.

Troon, globally-acclaimed leader in golf management, oversees operations of 750+ venues. With a portfolio in site development, design, operations strategy, food & beverage, and marketing, Troon’s involvement ensures unmatched expertise in our project.

Turfway, a trailblazer in Family Entertainment Centers, created esteemed venues like Xtreme in Ft. Lauderdale, FL, and Area 15 in Las Vegas, NV. Led by David Wallace, former executive of Dave & Buster’s, Turfway brings insights and innovative prowess to our project.

Located at I-80/I-35 and Merle Hay Road, this project offers many features. With 36 meticulously designed golf driving bays overlooking a 230-yard range, the facility guarantees an unparalleled golfing experience. A state-of-the-art bowling facility by Brunswick awaits visitors, while an extensive arcade with over 100 games adds a twist to leisure, echoing premier entertainment destinations.

Two 18-hole outdoor professional putting ranges, crafted by PGA-certified American Greens, mimic the Popstroke concept. An axe-throwing area beckons, while an indoor mini-golf course, reminiscent of Puttshack, adds a touch of sophistication. Multiple themed bars and restaurants, including a sports bar and the city’s largest rooftop bar, elevate the experience.

This venue is ready to host special occasions in private meeting rooms and unique spaces, perfect for birthdays, corporate gatherings, graduation celebrations, and community meetings. Scattered throughout are areas dedicated to social games and an inviting outdoor setting for unwinding with friends. An adjacent 100+ room hotel enhances the overall experience, while four extra lot sites within the district present opportunities for upscale retail, specialty restaurants, multi-story offices, and mixed-use commercial ventures.

“People have the desire for meaningful experiences. We transformed this project from a golf venue into a family entertainment destination. We believe it will be a cornerstone for social gatherings, securing its place in the community’s fabric. We take pride in aligning our vision with the leadership of the City of Johnston.”

— Dr. Allen Stoye, Owner, Bombers



BOMBERS: The \$135M+ Johnston-Based Golf District





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JOHNSTON TOWN CENTER



The Johnston Town Center Project aims to revitalize Merle Hay Road at the intersection of NW 62nd Avenue through a collaborative effort between the public and private sectors. Its goal is to establish a bustling commercial hub that will attract visitors from all over the region for shopping, dining and entertainment. The centerpiece of this development is The Yard, a spacious green area that hosts a variety of exciting events throughout the year, such as the Tuesday Farmers Markets, The Cork's outdoor concert series, BackPocket Pin & Pixel's Octoberfest, the annual June Family Fun Fest, a summer splash pad, a winter ice-skating rink, and numerous other fun activities suitable for families.

The Johnston Town Center is currently undergoing development, with the GrandStay Hotel being constructed south of City Hall. It is anticipated to be completed by the summer of 2024. Hansen Company and Hansen Real Estate Services, the City's development partners, are also working on plans for further commercial buildings along the north side of the Town Center. These additions will enhance the Town Center's appeal as a lively and family-friendly destination.



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JOHNSTON TOWN CENTER



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COMMUNITY INVOLVEMENT:

- Johnston Economic Development Corporation (JEDCO) Member
- Urbandale Economic Development Advisory Board Member (2021-present)
- Urbandale Chamber of Commerce Citizen of the Year Award (2019)
- Urbandale City Council Member (2007-2019)
- Des Moines Area Regional Transit (DART) Board Member (2007-2019)
- Iowa Commercial Real Estate Association (ICREA) Member

*If your real estate needs some new traction,
please feel free to reach out:*

Tom Gayman • Broker/Owner
515-707-6635 • Tom.gayman56@gmail.com





JOHNSTON TOWN CENTER



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TAX INCREMENT FINANCE

For those who are interested, the Economic Development Department can be contacted during the initial stage of project planning at 515-727-7778, or pjohnson@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 the community environment, existing businesses and infrastructure

ADDITIONAL CONSIDERATIONS TO DETERMINE REBATE PACKAGE:

- ✓ Infrastructure expansion needs
- ✓ Public art and green construction
- ✓ 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 may take other factors into consideration when deciding on the final incentive package. This means that we are not limited to the guidelines mentioned.



INCENTIVES

✓ Base TIF Program

The project can generate up to 50% of the available incremental property taxes for a period of 5 years.

✓ Expanded TIF Program

The project will generate 100% of the available incremental property taxes for up to 5 years.

✓ Targeted Area Program

The Gateway and Town Center project will receive 75% of the property tax increase it generates for up to 10 years.

✓ Payment Structures

You may be eligible for an annual rebate on your incremental property taxes for the next 5 years.

A forgivable loan will be granted upon the issuance of an occupancy certificate. You will be able to receive a 20% forgiveness for every five years. (Subject to funding availability.)

City Council may consider other payment options.

Other Incentive Programs

The Iowa Economic Development Authority's High Quality Job Program offers potential additional incentives.

A full list of TIF program qualifications and the application is available at cityofjohnston.com/TIF.



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SE 37th St

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Johnston's Zoning Ordinance

On May 1, 2023, the new Johnston Zoning Ordinance and Subdivision Regulations became effective, following a two-year process where the entire code was rewritten and updated. This is the first major rewrite of the zoning code since 1974. The new code has been modernized to better reflect current design standards and practices and to implement the guidance for the Thrive 2040 Comprehensive Plan.

Some of the key highlights of the new code include:

- ✓ Eliminated redundant zoning districts
- ✓ Created new E-1 and E-2 Employment based districts
- ✓ Created new MU-1 and MU-2 Mixed Use Districts
- ✓ Allows for a broader range of housing types and bulk requirements throughout all residential zoning districts
- ✓ Created greater flexibility and use specific standards for fences, accessory structures, accessory dwelling units, beekeeping and solar arrays
- ✓ Updated all commercial zoning districts with easier to read use tables
- ✓ General reduction for most parking standards
- ✓ Allows for greater flexibility in architectural design
- ✓ Updated landscaping requirements with a focus on species diversity
- ✓ Stormwater Management Standards updated to match regional model ordinance



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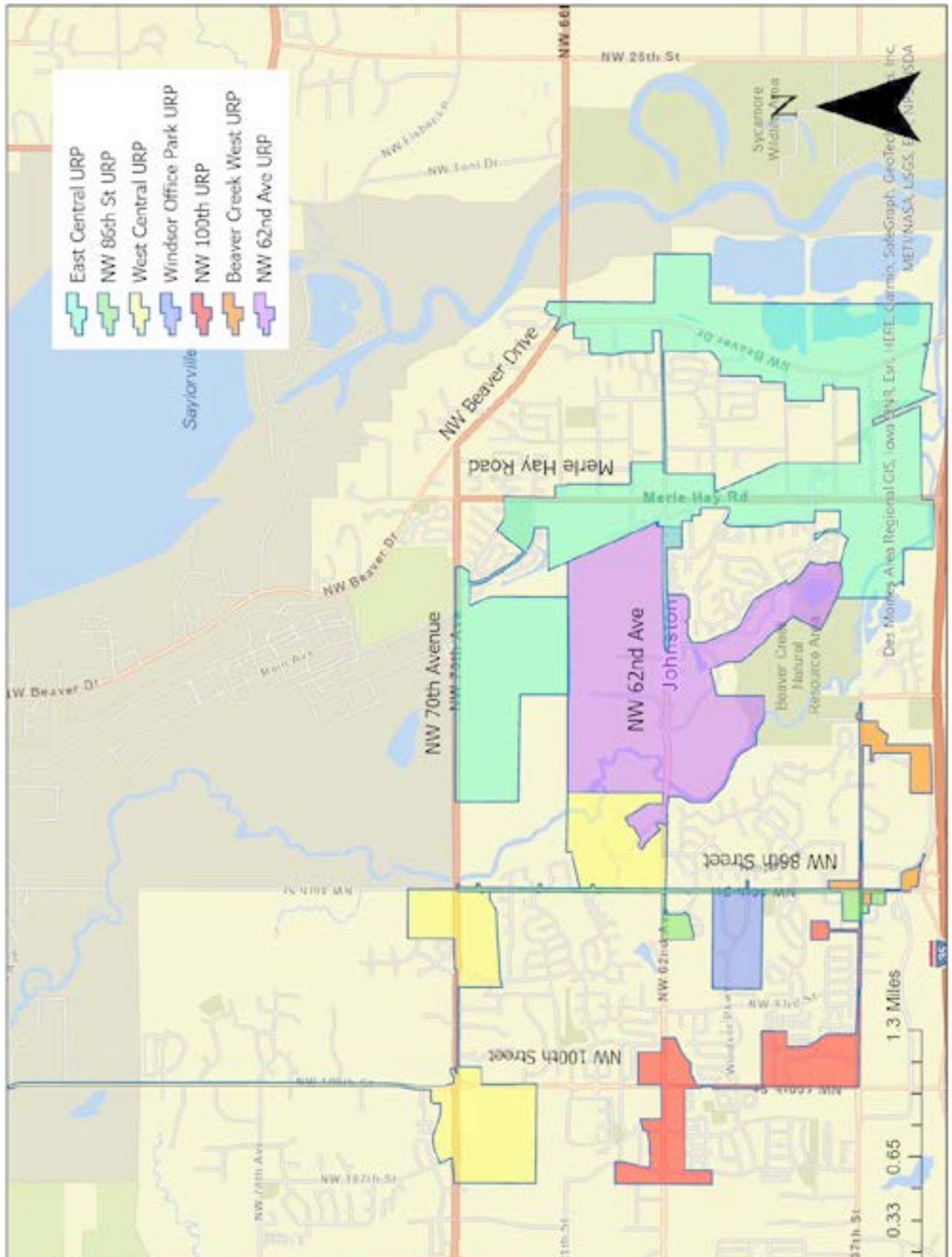
JULIE CALDER - OWNER & MANAGER
With over 30 years in the Real Estate, Mortgage, and Property Management industries, Julie knows what it takes to successfully market, rent, contract, manage, maintain, and negotiate on behalf of property owners and HOA boards. Julie runs Gemstone with Respect, Integrity, and Loyalty at the center.

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Highway 141 Study

The Cities of Grimes and Johnston, along with Polk County partnered with the Iowa DOT to prepare a traffic access management and operations review of the IA 141 corridor between the IA 44 (E 1st St/NW 70th St) and IA 415 interchanges.

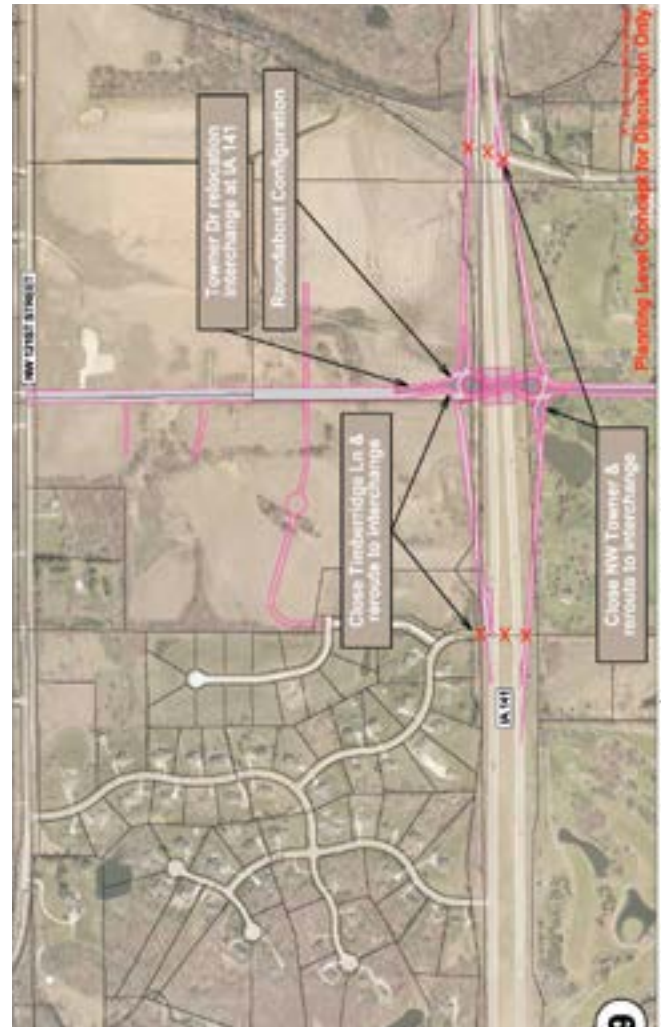

The primary objective was the development of a master plan for the IA 141 corridor from the north IA 44 interchange to the IA 415 interchange. The plan included short-term and long-term build-out needs of the corridor, including access management, safety performance, major intersection location form and function. The plan provides the basis for future access management coordination and potential roadway improvement project planning.

To implement this plan, the City of Johnston has begun the design of a new interchange to be generally located south of the existing NW Towner Drive along 141 which will provide for safe and convenient vehicular access for this area as it develops.



Current traffic counts are between 20,000 and 25,000

Future traffic forecasting estimate traffic counts between 45,000-75,000 vehicles per day.



IMPACT

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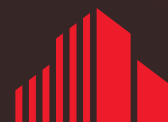
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SCAN TO
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LISTINGS

Image:
Bomber's
Entertainment
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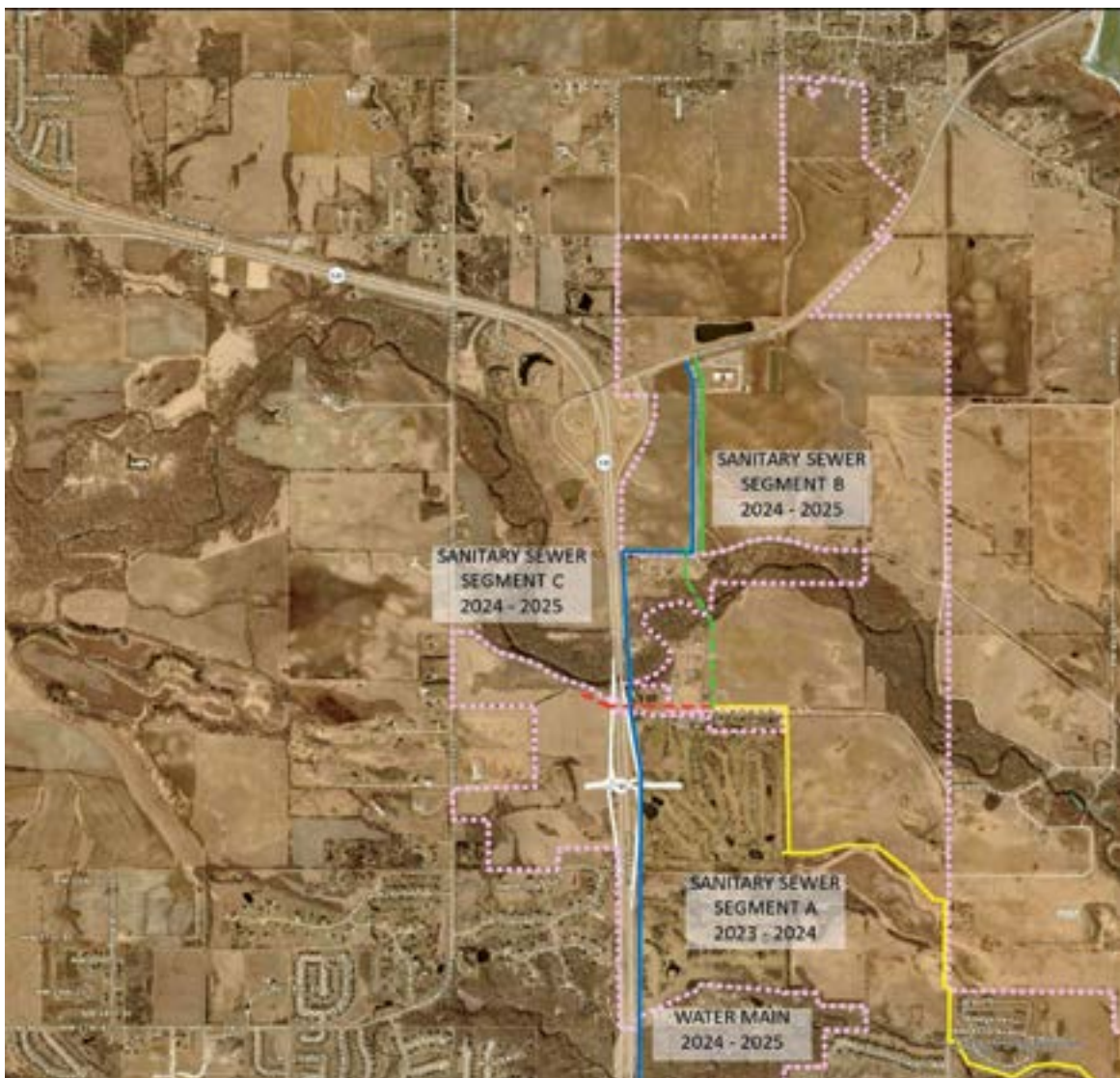


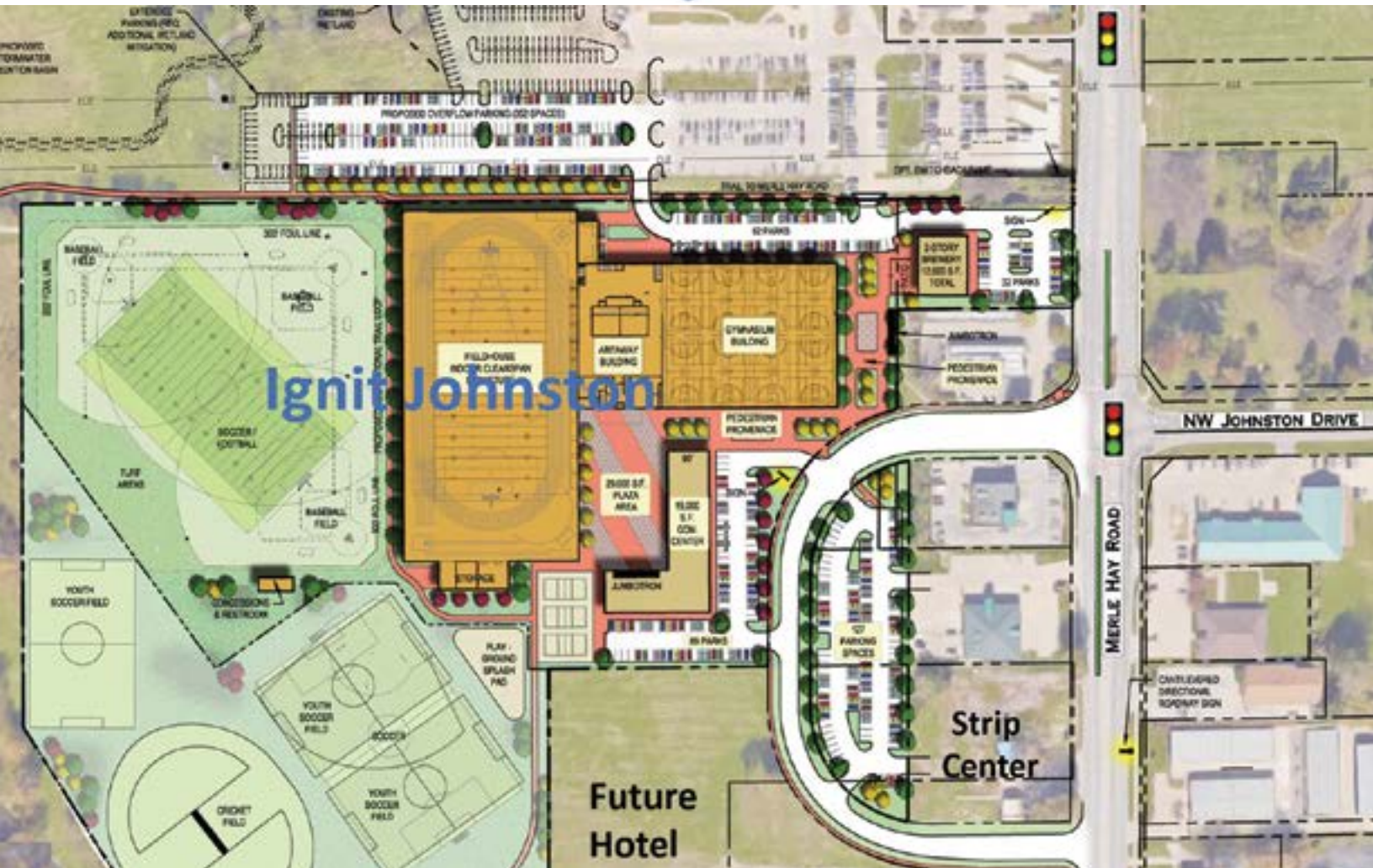
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Highway 141 Annexation Area

The development of important infrastructure along Highway 141 is creating new opportunities for growth in Johnston. In June 2023, the City of Johnston authorized the construction of Segment A, which is over a mile long and includes a sanitary sewer. This sewer line will provide service to properties located north of Highway 141, paving the way for future development along the Highway 141 and Highway 415 corridors. The following plans outline the expected timelines for the construction of both the sewer and water systems in the area. Additionally, the City is collaborating with the Iowa DOT and Polk County to obtain additional funding for the construction of a Highway 141 interchange. This interchange will support the development of the area and coincide with scheduled improvements to 121st St.





IGNIT SPORTS COMPLEX



**“We encourage everyone
from the community to enjoy and participate!”**

— *Brian O’Meara and Chad O’Meara, Co-Founders, Ignit*

IGNIT Johnston, in collaboration with the City of Johnston and several surrounding developers, have designed a world class entertainment, sports and wellness complex immediately north of interstate 80/35 on Merle Hay in Johnston. The project is underway with completion expected in the second half of 2024.

The center will have over 250,000 square feet of indoor space, as well as an extensive outdoor space. Indoor amenities will include a competition level track and courts for all sports, including basketball, volleyball, pickleball, and futsal. Green space for field sports and a full-service wellness center to support mind, body and spirit, will make the experience unforgettable.

Exterior amenities, in conjunction with the city of Johnston, will include turf lit fields for outdoor sports, sand volleyball courts, and outside pickleball courts. Walking and cycling paths that tie

to regional bike trails will surround a city park/playground, food truck alley, and entertainment plaza. There are also plans to include a hotel, golf range, entertainment, restaurants and shops, conveniently located to create a beautiful campus feel.

These amenities will support many prominent national, regional and statewide events. The facilities will provide Johnston and surrounding cities’ families with broad access to programs and events.

The Ignit business model is designed for inclusion, and we encourage everyone from the community to find a way to enjoy and participate!

Whether your visit is for one of our many events or tournaments, catching entertainment, getting in a workout, or grabbing a bite to eat, there will be something for everyone in the family.



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5. DO HIRE A **LOCAL** PROPERTY MANAGEMENT COMPANY TO HELP MANAGE YOUR HOA, COLLECT FEES, NEGOTIATE VENDOR CONTRACTS, PROVIDE 24/7 SERVICE, AND HANDLE MEMBER RELATIONS.



JULIE CALDER - OWNER & MANAGER

JULIE@GEMSTONEPROPERTYLCC.COM

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The Johnston region is home for numerous businesses and organizations, and they support and contribute to activities that benefit everyone in the community. Everyone wins when you shop and do business in Johnston! Consider joining the Chamber today!

MARKETING & PROMOTION

There are opportunities for visibility in the Chamber newsletter, website, social media, promotions and announcements. Ability to host monthly events to share your business with members and your own customers.

LISTING IN ANNUAL BUSINESS DIRECTORY

As a Chamber member, you are listed in our annual guide which reaches almost 11,000 businesses and residents of the community.

RESOURCES AND SUPPORT

We offer our members an updated system for managing member profiles, with direct access to our business directory and ability to share news, promotions, special events and even post jobs. In addition, as a local chamber member, you automatically receive a membership in the Greater Des Moines Partnership, giving you access to expand your network across other communities.

RIBBON CUTTING CEREMONIES

As a new member, a ribbon cutting ceremony is a fun and exciting way to welcome your business and employees into Johnston, giving you the opportunity to network with members and other neighboring chambers.

GREEN DAYS

Johnston's biggest event of the year and one of Iowa's premier summer festivals. Opportunities to volunteer, sponsor and be involved with the community!



NETWORKING EVENTS

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Join fellow Chamber members once a month for a cup of coffee, tasty treats and morning mingling.

MONTHLY LUNCHEONS

Spend your lunch hour learning about relevant and meaningful topics that can better your business.

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EDUCATOR APPRECIATION

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GOLF OUTING

A way for members to network and build relationships while hitting the links.

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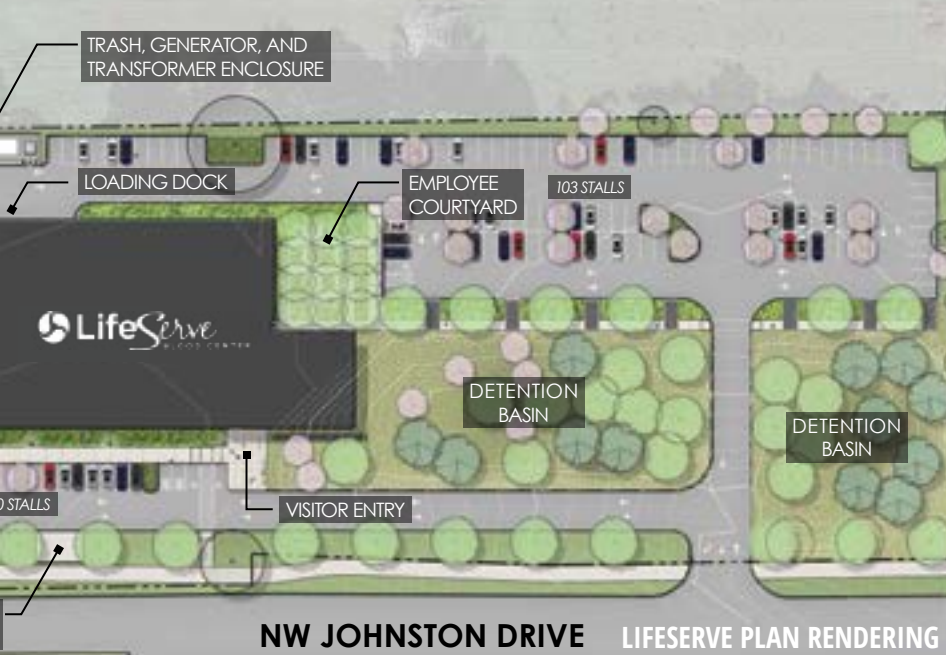
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72 Degrees Comfort Company
Active Wellness Chiropractic & Rehabilitation
Adobe
Adventures in Social Development (ASD)
All Star Concrete, LLC
Allegra Marketing Print Mail
American Legion Post 728
Amerifirst
Amigo Mexican Restaurant
Anytime Fitness
ARC Electric
Athletico Physical Therapy
Backpocket Pin & Pixel
Baker Electric, Inc.
Bank Iowa
Bank of the West
Beaver Creek Golf Club
Bishop Drumm-CHI Living Communities
Bluestone Engineering
Bob Brown Chevrolet & Premier Chevy Dealers
Bombers Golf and Entertainment District
Bradley Tools & Fasteners
Bradshaw, Fowler, Proctor & Fairgrave, P.C.
Brandon Reynolds
Brio of Johnston
Cajun Belle
CANDEO
Charter Bank
Children's Cancer Connection
ChildServe
Chiropractic Health & Wellness Clinic
Chris James
Chris Wedemeyer
Christopher Nuss
Christopher's Rare Coins
City of Johnston
Clarity Hyperbarics
Coldwell Banker Mid-America
Community State Bank
Cope Murphy + Co.
CrossRoads Shooting Sports LLC
Cyd Koehn
Dance Vision
Danny Mielneczek
Delta Dental of Iowa
Denny Elwell Companies
Des Moines Area Regional Transit Authority (DART)
Des Moines Urbandale Hilton Garden Inn
Destination Grille

DLL Finance LLC
DoctorsNow Walk-in Care
Dragon Scholarship Fund
Dynasty Homes
Edencrest at Green Meadows
Elevate Physical Therapy
Elite Insurance Solutions
Enterprise Iowa
Essential Personnel
Ethan Haezebroeck
Fareway Stores, Inc.
Fiedler Law Firm, P.L.C.
First Baptist Church of Greater Des Moines
Foth Infrastructure & Environment LLC
Furrow Family Dentistry
Gene Nelsen
Generation Next Child Development Center
& Preschool
Goodwill of Central Iowa
Greater Iowa Credit Union
Greg Milbach
Grimes Chiropractic
Grinnell State Bank
GTG Companies
Haleigh Wiebers
Haverkamp Properties/Providence Pointe
Hawkeye Pallet Co.
Heartland Area Education Agency (AEA)
Heartland Chiropractic & Wellness Center
Heartland Retirement Group
Herrmann Family Chiropractic
Home Builders Assoc. of Greater Des Moines
Hospice of the Midwest
HR Green, Inc.
Hyperion Field Club
Hy-Vee Food Store
Iowa Beverage Systems
Iowa Business Growth Co.
Iowa Nebraska Equipment Dealers Association
Iowa Orthodontic Solutions
Iowa Pallets, Ltd.
Iowa Sign Company
ITS, Inc.
Jamie Lewton
Jared Green
JD Trailer Rentals LLC
Jessica Shanley
Jethro's BBQ n' Pork Chop Grill
JLL (Jones Lang LaSalle)



NW JOHNSTON DRIVE LIFESERVE PLAN RENDERING



LIFESERVE EMPLOYEE GARDEN RENDERING



JOHNSTON TOWN CENTER RENDERING

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Johnston Chamber of Commerce Members

LOCAL BUSINESS LEADERS

John Deere Financial
Johnston (Station) Historical Society & Museum
Johnston Ace Hardware
Johnston Community School District
Johnston Economic Development Corporation
Johnston Kiwanis
Johnston Living Magazine
Johnston Partnership for a Healthy Community Coalition
Johnston Public Library
Johnston Rotary
K & R Consulting Group, Inc.
Kahler & Co. Specialties
Kaldenbergs PBS Landscaping
Kane Company Wealth Management PC
Kava Enterprises DBA Scooter's Coffee
KHI Solutions, LLC
Kohles and Bach Inc.
Lansink Construction
Lashier Graphics and Signs
Liberty National Bank
LifeServe Blood Center
Lifetime Vision
Lithia Motors
Lithia Volkswagen of Des Moines
Lu Ann White
Mallory Manning
McDivot's Indoor Sports Pub
McGuire Video Production
Meadowview of Johnston
Mediacom
Merkle Retirement Planning
Merle Hay Chapel
Metro EyeCare
Metro Waste Authority
MetroNet
MidAmerican Energy
Middendorf Insurance Associates
Miller Nursery Company
Minor wreck express
Neu Blinds
Nigel Chapman
NorthPoint Church
Office Installation Services, Inc.
Outside The Box
Pathway Church
Piney Ridge Greenhouse, Inc.
Pioneer Hi-Bred International, Inc.
Polk County Board of Supervisors
Prevent Blindness Iowa
Purple Poppy Boutique
QB Studios Custom Apparel
Raccoon Valley Partners dba McDonald's
RE/MAX Precision
Roto Rooter
Ryan Rohlf
Secure Point Solutions
Sharon Vickery
Short Elliott Hendrickson Inc.
ShortE's BBQ
State Farm Insurance
Stephens Automotive Service
Steve Wiederin
Stoney Creek Hotel & Conference Center
Superstorm Restoration
TeBock's Landscape
Texas Roadhouse
The Cork 50131, LLC
The Dental Studio of Iowa
The Flooring Guys
The Iowa Clinic
The Iowa Clinic - Johnston Physical Therapy
The UPS Store #4709
ThornTree CPA Services LLC
Thrivent
Tom Perrine
Total Family Eye Care
Tournament Club of Iowa
Towneplace Suites Des Moines/Urbandale
Tropical Smoothie Cafe
Trostel's Greenbriar
Twisted Scissors Beauty Parlor
UnityPoint Family Medicine - Johnston
Ursula Valmore
Venter Spooner Inc.
Veranda Dentistry Johnston
Veridian Credit Union
Vero Health Center
Vintage Cooperatives
Vision Bank
Waste Management of Iowa
Waste Solutions of Iowa
Wax and Relax
Webspec Design LLC
West Bank
Westfield Veterinary Hospital
Wiley Financial Services
WinCommunications
Winstyles
Zen Spine & Sport



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ERSHIP



This type of redevelopment is more commonly seen in suburban areas of Minneapolis, Chicago, and Kansas City.

— Steve Scott, CCIM, Principal
Locate Commercial Real Estate

Roughwood



Combining Residential with Retail

THE IDEA for Roughwood began about 15 years ago through collaborative discussions with City leaders and development staff, on the underutilization of the 86th Street corridor and its image as the gateway to Johnston's west side.

Johnston's forward-thinking City Council understood the financial challenges of redeveloping an area with no sanitary sewers, storm sewers, or public water service. The master plan evolved into a combination of retail and commercial, mixed with multifamily residential.

Roughwood will be located two blocks north of the I-35/80 interchange. The residential component will appeal to residents seeking distinctive design elements in their individual residences and who enjoy active lifestyles.

Construction materials will have a contemporary and high quality look and feel for the next 50-plus years. Residences

will be amenity heavy, with luxury components being offered in multi-family living today.

The 16,000 square foot ground floor will offer commercial spaces, including a full-service sit-down restaurant. In addition to surface parking around the building, there will be covered surface parking behind the commercial spaces for patrons of the shops and restaurants.

The 103 residences will have luxury finishes, specialty appliances and fixtures, and many will offer landscaped terraces or balconies. Most importantly, they are each approximately 20 percent larger than the average apartment in the Des Moines metro. Residences on the fourth and fifth floors will have 12-foot ceiling heights.

Along with these amenities, the property will feature a 140-stall underground climate-controlled parking garage, large state-of-the-art fitness center, bike room, multiple

indoor and outdoor recreation areas, pet grooming room, and a large pool with gazebos, barbecue grills, and a dog exercise area.

The building itself is designed to achieve a Green Globes II rating, which is a measure of environmental sustainability, occupant health and wellness factors, and building resiliency. A green roof designed to reduce stormwater runoff will be paired with solar panels to generate electricity for common areas, making the entire project highly self-sustaining. Landscaping comprised largely of plantings native to Iowa is further designed to reduce stormwater runoff from flat surfaces.

With the adjoining Shoppes At Roughwood and a future commercial building that will front NW 54th Avenue, the full build master plan will cover 5.5 acres with 330,000 square feet of building areas offering residents and businesses an environment that is nearly self-contained for all daily living needs.

The only similar projects in the metro would be the Ingersoll and Grand Avenue corridors in Des Moines, and the West Glen Town Center in West Des Moines. However that project was developed from a previously agricultural use rather than as an infill redevelopment.

This mixed-use type of redevelopment is more commonly seen in suburban areas of first and second tier cities such as Minneapolis, Chicago, and Kansas City.

The Roughwood project is scheduled for completion in the fourth quarter of 2025, which assumes a two year construction period.

Planned Amenities

- 1, 2 and 3 bedroom configurations
- Outdoor amenity deck with:
 - Rooftop pool area
 - Outdoor seating and lounging
 - Cooking/grilling areas
 - Clubhouse
 - Gazebos
 - Walking/exercise areas
 - Dog run area
- Private fifth level outdoor spaces
- Indoor fitness area
- Dog Wash area
- Outdoor balconies
- Climate-controlled parking garage
- Green roof and solar energy





WB REALTY CO.



ABOUT US

WB Realty Co is a forward-thinking commercial and residential brokerage that offers a comprehensive range of additional real estate services in Central Iowa, including property management, development, and specialized expertise in land and farm properties.

COMMERCIAL



Specialized commercial real estate brokerage offering services for buying, selling, leasing, and developing properties.

RESIDENTIAL



Delivering unmatched residential real estate expertise with personalized support for homebuyers, sellers, and renters.

PROPERTY MANAGEMENT



Providing top-notch solutions for commercial and residential properties, focusing on maximizing returns and minimizing day-to-day burdens.

LAND & FARM



Offering exceptional land and farm services, ensuring a seamless process for buying, selling, leasing, and managing agriculture facilities.

AVAILABLE

JOHNSTON PROPERTIES

8700 CRESCENT CHASE



FOR LEASE

8700 Crescent Chase offers an abundance of natural light, a deck overlooking the pond, and upgraded finishes throughout for a truly exceptional workspace.

- 5,000 - 30,184 SF available
- \$11.50 Net PSF
- Move-in ready
- Painted open ceiling
- Refreshed with upgraded finishes in 2018
- Easy access from Interstate 80/35



CALL TO SCHEDULE A TOUR

8850 NW 62ND AVE



FOR SALE OR LEASE

8850 NW 62nd Ave offers great views overlooking Johnston, 10'-high ceilings, and an open floor plan ready for a new tenant to create their ideal workspace.

- 4,000 - 41,080 SF available for lease
- Sale Price: Negotiable
- \$8.95 Net PSF
- Mostly open floor plan with some existing office buildout
- Easy access from Interstate 80/35



CALL TO SCHEDULE A TOUR



Ryan Wiederstein

Broker/Owner

📞 515-554-4543

✉️ ryan@wbrealty.com

Broker has financial interest in the property



Brittany Freund

Senior VP/Commercial Real Estate

📞 515-346-1424

✉️ brittany@wbrealty.com

WB Realty Company is a licensed broker in the state of Iowa



Building stories of community in Johnston for over 20 years.

Since our completion of John Deere Financial over 20 years ago, Ryan has developed and constructed over 34 million square feet in Iowa. At Ryan, construction is about more than just bricks & mortar – it's about creating top-quality, enduring spaces where people can thrive.

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LET'S BUILD SOMETHING GREAT TOGETHER!

We use our broad expertise in development, construction, real estate management, and financing as a way to improve the lives of people and communities. We're driven to create spaces where people and businesses can succeed.



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Andy Moffitt

Vice President of
Real Estate Development

515-480-4383

andy.moffitt@ryancompanies.com



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COMMERCIAL REAL ESTATE

opportunities



WESTFIELD COMMONS, JOHNSTON

LEASE RATE: \$16.00/SF NNN

- 4,285 SF available; divisible to 2,000 SF +/-
- Modern, new construction office space
- 5519 NW 88th Street, Johnston



5260 MERLE HAY RD, JOHNSTON

LEASE RATE: Negotiable

- 1,350 - 8,955 SF available
- Outstanding retail location between Ignit Sports Complex & Bomber's Entertainment/Golf



CROWN CENTER, JOHNSTON

LEASE RATE: \$12.00-12.50/SF NNN

- 954/1,500 SF Office/Retail available
- Easy access to I-80 & I-35
- 5500 Merle Hay Rd Suite C & H



4801 NW 55TH AVE, JOHNSTON

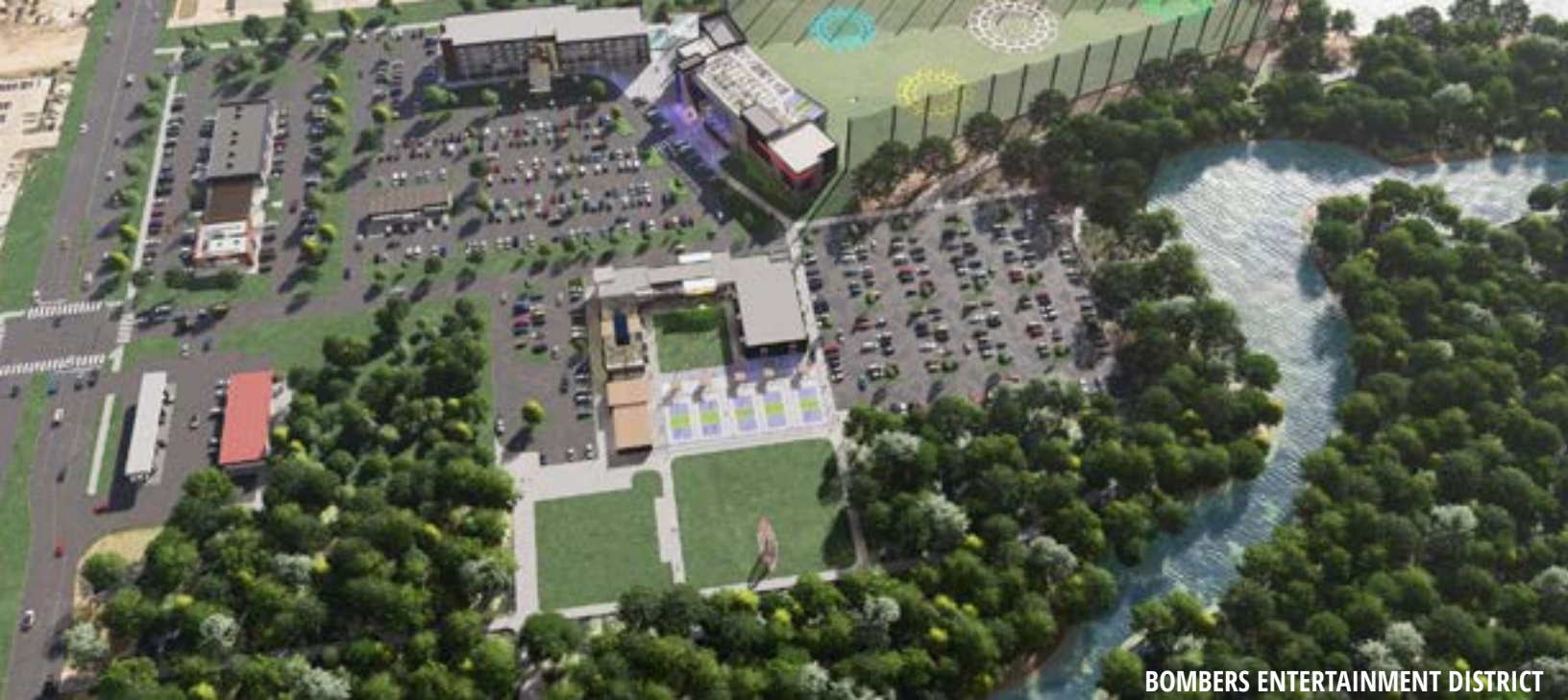
SALE PRICE: \$1,175,000

- 2 Flex Buildings:
4,500 SF Vacant and 4,000 Leased
- Great owner/user opportunity

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BOMBERS ENTERTAINMENT DISTRICT



CHILDSERVE PLAN RENDERING



CHILDSERVE PLAYGROUND RENDERING

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