

FOR  
SALE

# THE LEGACY BUSINESS PARK LAND FOR SALE/BUILD-TO-SUIT

HIGHWAY 28 & BEARDSLEY STREET, NORWALK, IOWA

500 acre mixed use development off Hwy 5 ext. Park-like setting on premier golf course development. Ideal for retail, office and medical users.

FOR MORE  
INFORMATION  
PLEASE CONTACT

**Craig King**  
Sales Associate  
515.221.6678  
craig.king@cbre.com

**CBRE/Hubbell Commercial**  
6900 Westtown Parkway  
West Des Moines, IA 50266

[www.cbrehc.com](http://www.cbrehc.com)

LISTING # 189305



**PREMISES:** 500-acre mixed use development

**SALE PRICE:** \$3.50 - \$6.00/SF

### FEATURES:

- Mixed-use development and golf course parcels for sale
- Quick I-35 access from Highway 5 extension
- Quick access to downtown Des Moines
- Park-like setting on premier golf course development
- Potential uses include retail, office, medical, commercial and multi-family residential
- Traffic count: 14,200 vehicles/day
- Demographics:

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population:	2,692	12,976	47,792
Avg. HH Income:	\$90,874	\$72,374	\$66,488
Median HH Income:	\$76,773	\$62,095	\$54,918
Per Capita Income:	\$31,273	\$27,183	\$27,153

