



Hughes  Century
CROSSING

+

NORWALK CENTRAL

LAND AVAILABLE FOR SALE OR LEASE



Potential retail, food & beverage or commercial uses



Traffic Count
16,800 VPD



Located in fast growing corridor



Quick access to I-35 via Hwy extension



Easy access to downtown Des Moines

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	6,073	13,632	46,036
Households	2,221	5,062	18,199
Avg Household Income	\$116,699	\$109,855	\$91,652

NORWALK TRADE AREA



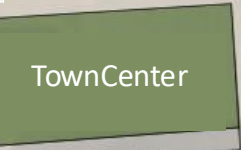
SUNSET DR



SUNSET DR



SITE PLAN



- Lot For Sale
- Towncenter
- Commercial
- High Density Residential





Norwalk Central

Norwalk Central is a large mixed-use development in the heart of City. This area includes a 20+ acre sports campus attracting regional and national events. Additionally, it offers two national brand hotels, dining, entertainment and retail options.

The ongoing development in Norwalk Central includes Hughes Century Crossing (retail and residential), Gregg Young Sports Campus, City State Bank Norwalk Fieldhouse for public recreation, and Heartland Sports Fields.



HUGHES DRIVE
PUBLIC STREET - ROW VARIES

PARCEL 'C' OF 'A'

1.79 Acres For Sale or Lease Willing to Sub- Divide

LOT 2
77,947 SF
1.79 AC

LOT 1
74,201 SF
1.71 AC
PROPOSED HOTEL
(4-STORY, 63 ROOMS)
PARKING
REQUIRED=48 (1 ROOM)
PROVIDED=48 SPACES
FF+E= 443.50
ACCESSIBLE PARKING
STORAGE IN VAN BAY

LOT A
123 SF
P=35.00 S=48°51'51" W
L=38.33 CH=34.69
S44°12'31" E

R=4783.30° Δ=0°02'46"
L=3.84 M CH=3.84 M
S87°34'21" W

CHATHAM AVENUE
PUBLIC STREET - ROW VARIES

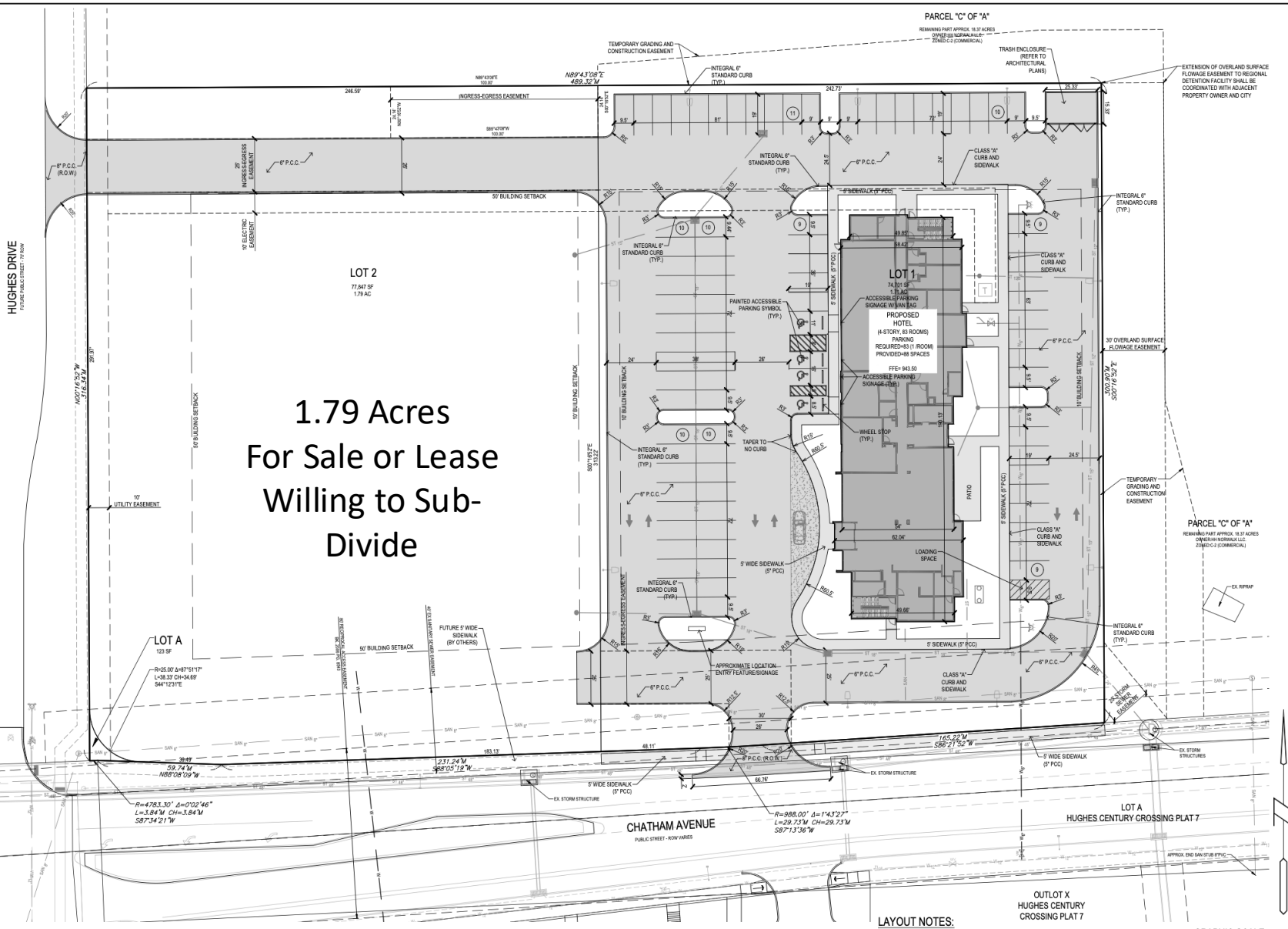
LOT A
HUGHES CENTURY CROSSING PLAT 7

OUTLOT X
HUGHES CENTURY
CROSSING PLAT 7

LAYOUT NOTES:

1. SEE FINAL ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
2. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR DETAILED BUILDING CONSTRUCTION INFORMATION.
3. CONTRACTOR TO REFER TO STRUCTURAL PLANS FOR DETAILED BUILDING

GRAPHIC SCALE
0 10 20 30 40





1351 Chatham Ave Norwalk, IA

- Corner Lot with High Visibility
- Utilities On-site (Gas, Electric, Water, Sewer, Fiber)
- Willing to Subdivide
- Current Zoning: Zoned C-3
- Multiple Access Points





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 **HUSMANN**
DEVELOPMENT