

360 Acres Mixed Use Development

NORWALK | IA



CBRE

Executive Summary

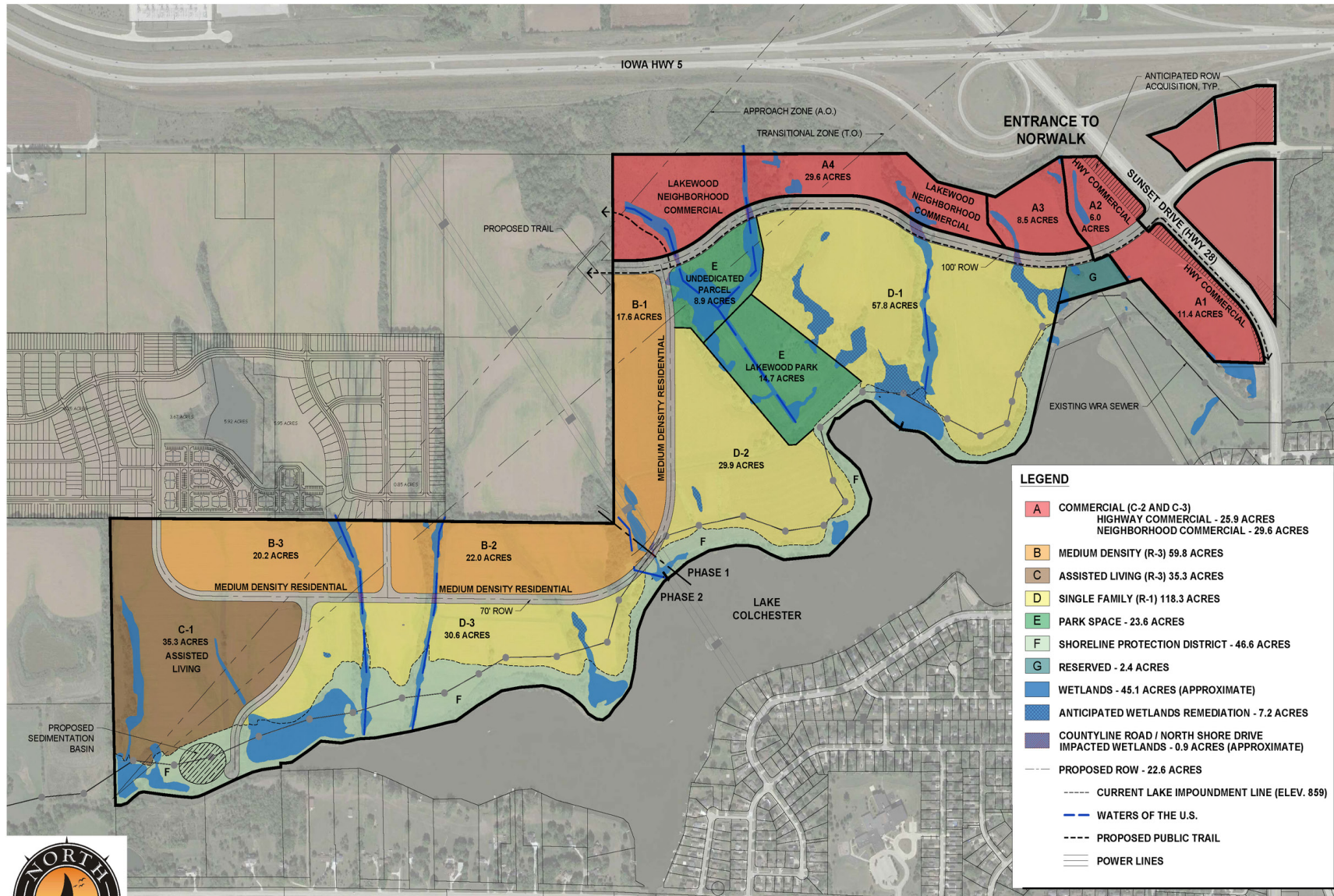
North Shore represents a rare, shovel-ready opportunity to develop more than 360 acres of premier waterfront real estate at the northern gateway to Norwalk, Iowa—one of the fastest-growing communities in the Des Moines metropolitan area. Positioned along the scenic north shoreline of the 170-acre Lake Colchester and offering immediate access to IA Highway 28 and the Highway 5 bypass, this master-planned PUD is ideally suited for a high-quality, environmentally conscious mixed-use development. The site combines the appeal of lakeside living with exceptional regional connectivity, placing residents and businesses within approximately 10–15 minutes of Downtown Des Moines, Des Moines International Airport, and West Des Moines. With its unique waterfront setting, development-ready infrastructure, and strategic location, North Shore presents a compelling opportunity to create a destination community in the heart of Central Iowa.

PROPERTY OVERVIEW

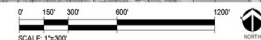
Location	Directly on the North Shore of Lake Colchester
Asking Price	Please contact agent for pricing details
Acres	360
Land Parcels	17 Parcels



Revised Master Plan



North Shore PUD
Revised Master Plan (PUD Amendment #2)
 Norwalk, Iowa



CONFLUENCE
 DRAFT: 08.22.2023



Potential Site Usage



Single Family



Assisted Living
Retirement Community



Commercial
Opportunities



Retail/Office

Premium Residential Development



Create a premier lakeside community designed to maximize land value and buyer demand.

- Large estate and executive home sites
- Exclusive waterfront and lake-view opportunities
- Architectural standards that elevate community quality
- Premium pricing strategy focused on quality over density

Commercial Opportunity



Capture exceptional visibility and consumer traffic along one of the region's fastest-growing corridors

- 32,500 VPD on Highway 5
- 18,500 VPD connecting Norwalk and Des Moines
- Ideal for retail, service, medical, and mixed-use users
- Strategic frontage with immediate development potential

Location & Growth



The Gateway to Norwalk. Positioned at the center of one of Iowa's fastest-growing communities

- 10 minutes to Downtown Des Moines
- 5 minutes to Interstate 35
- Access to major employment centers and airport
- Strong schools, family-friendly environment, and sustained population growth

The Lake Lifestyle



Lake Colchester creates a unique lifestyle unmatched in the Des Moines metro.

- Private lake community setting
- Waterfront and lake-view residential opportunities
- Existing south marina and planned north marina
- Boating, fishing, trails, and community recreation

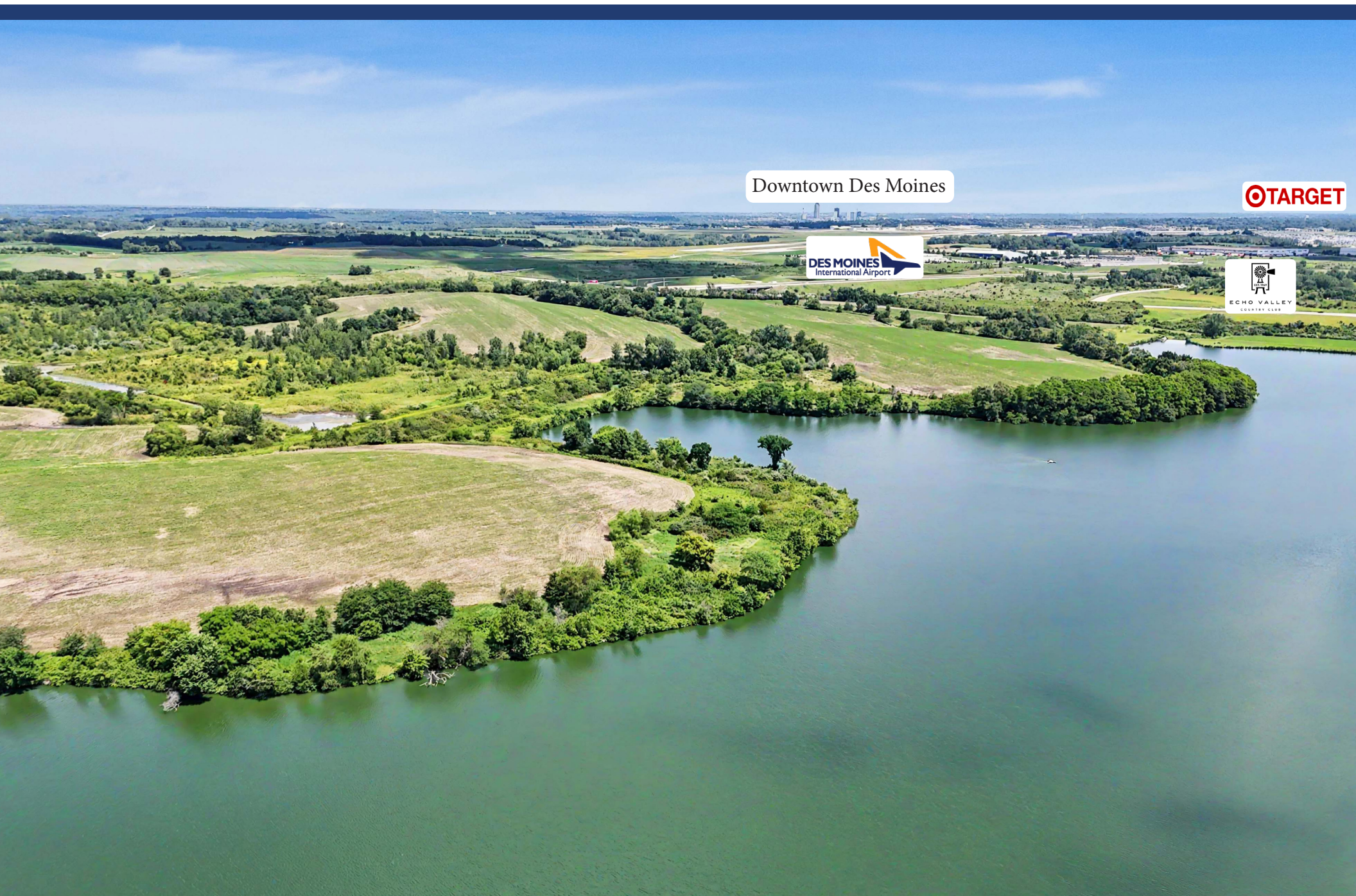
Sustainable Community Design



Preserving natural resources while creating long-term value.

- Low-Impact Development (LID) practices
- Shoreline protection and water-quality stewardship
- Native landscaping and green infrastructure
- Energy-efficient and solar-ready development opportunities

Site Aerial

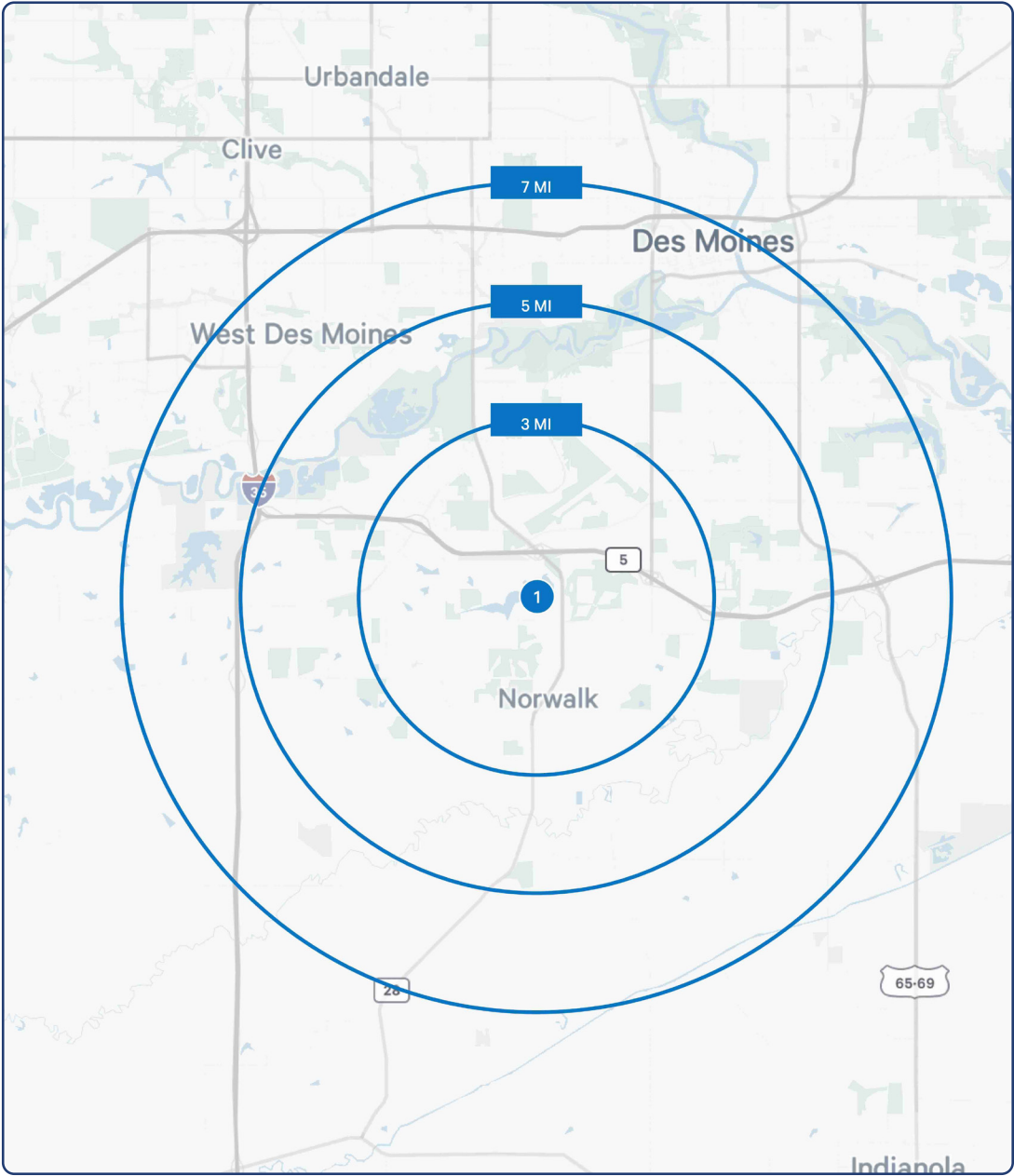


Downtown Des Moines

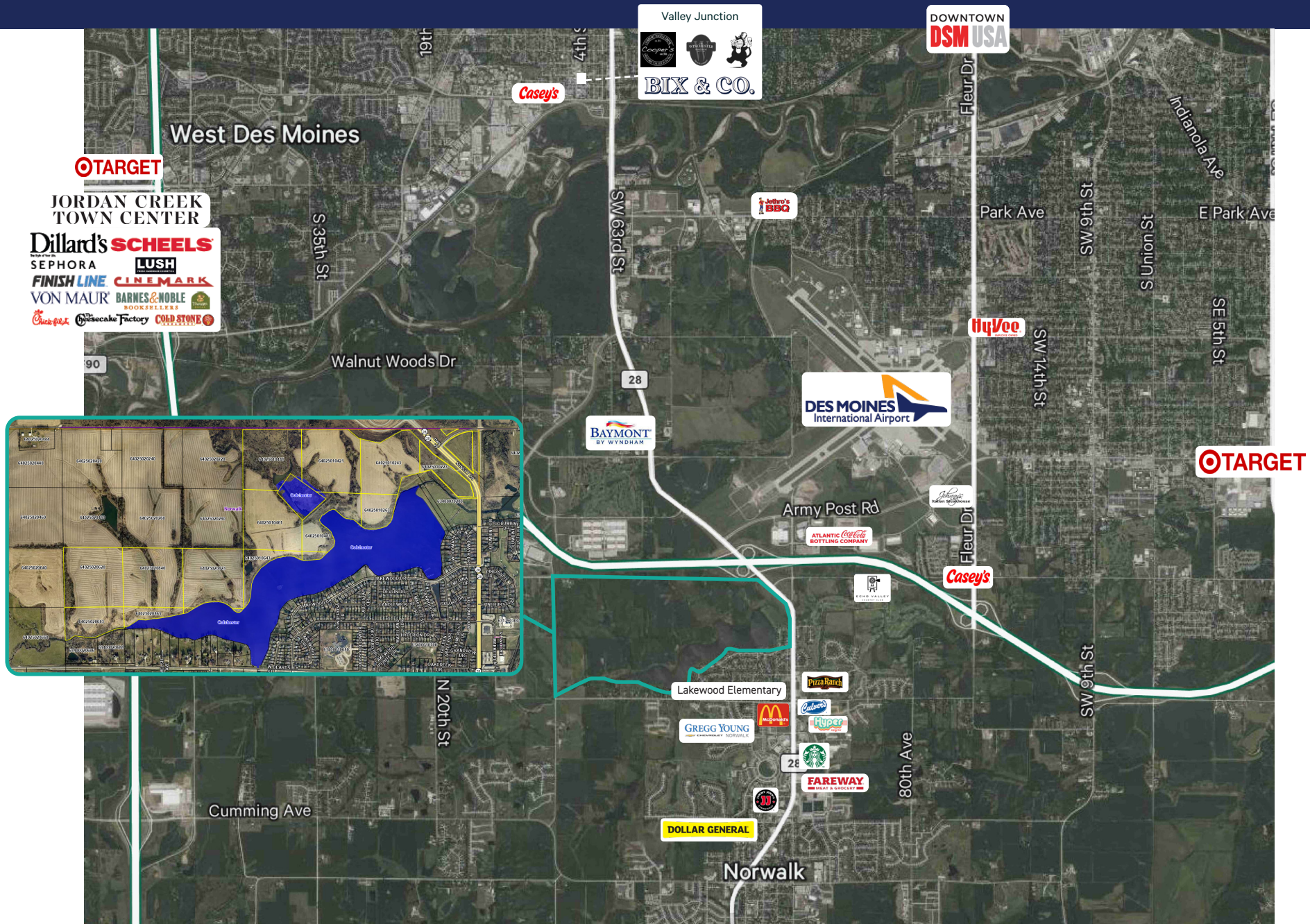


Demographics

DEMOGRAPHIC COMPREHENSIVE	3 MILE	5 MILES	7 MILES
POPULATION	22,115	69,334	178,726
HOUSEHOLDS	8,535	28,343	77,299
AVG. HOUSING VALUE	\$324,861	\$316,549	\$341,319
AVG. HOUSEHOLD INCOME	\$128,583	\$115,582	\$120,120
MEDIAN HOUSEHOLD INCOME	\$85,195	\$75,716	\$74,685
EMPLOYED STATUS	97.6%	97%	96.9%
UNEMPLOYED STATUS	2.4%	3.0%	3.1%
BACHELOR'S DEGREE OR HIGHER	34.0%	30.1%	30.2%
RENTER OCCUPIED UNITS	17%	29.2%	38.2%
OWNER OCCUPIED UNITS	77.3%	64%	53.8%
BUSINESSES	450	1,583	6,504
DAYTIME POPULATION	19,656	54,158	193,249



Nearby Retail



NORTH SHORE 360 ACRE

C O N T A C T S

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