



HIGH VISIBILITY • NORWALK, IOWA

COMMERCIAL DEVELOPMENT GROUND



\$763,172

\$65,340/AC • \$1.50/SF

11.68 ACRES
M/L



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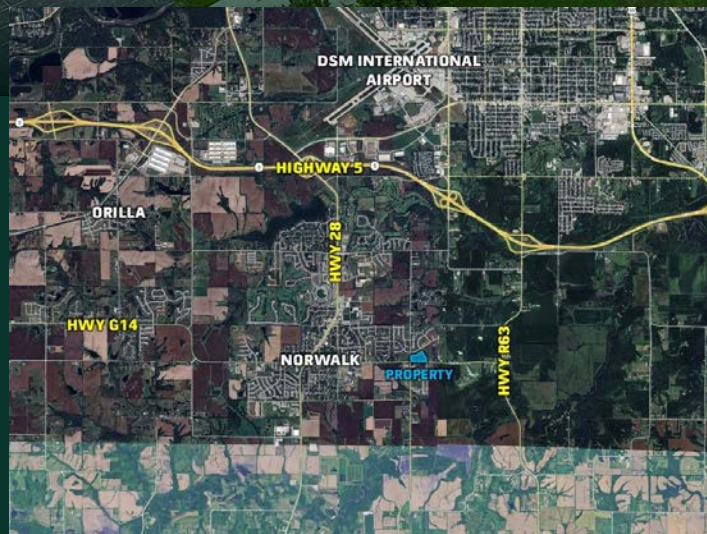


SURROUNDED BY GROWTH

11.68 acres m/l of premier commercial development land located in one of the fastest-growing communities in the Des Moines Metropolitan Area. Positioned on the east side of Norwalk at the **prominent intersection of North Avenue and 80th Avenue**, this highly visible tract offers an outstanding opportunity for developers, investors, and owner-users seeking a strategic location with excellent exposure and long-term growth potential.

The property is situated **immediately adjacent to The Flamingo Lounge** and benefits from exceptional frontage along a major corridor experiencing continued residential and commercial expansion. Its prominent corner location provides excellent visibility, convenient access, and strong traffic exposure, making it an ideal setting for businesses looking to capitalize on Norwalk's rapidly expanding customer base.

With Norwalk continuing to attract new residents, businesses, and investment, **opportunities to acquire commercially zoned land in such a strategic location are becoming increasingly limited.** Whether your vision is a single-user development, multi-tenant commercial center, or a long-term investment, this 11.68-acre m/l offering presents the size, zoning, and location to bring that vision to reality.



TRAFFIC SUMMARY

The intersection of G14/North Avenue and 80th Avenue benefits from steady daily traffic generated by surrounding residential neighborhoods and serves as a key connection between eastern Norwalk and the broader transportation network.

G14 / NORTH AVE

G14/North Ave sees 2,000–4,999 vehicles per day (AADT) (category orange), making it **one of the more heavily traveled east-west corridors in this portion of Norwalk.**

WEST OF 80TH AVE

Approximately 3,250–3,500 AADT

EAST OF 80TH AVE

Approximately 2,700 AADT



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