

# Recent & Upcoming Commercial Developments

*Norwalk, Iowa 2018-19*



# 2017/18 Completed Commercial Developments

## New Build:

- **K&R Building Supply**
- **Windsor Windows**
- **Mercy Clinics**
- **Unity Point Expansion**
- **Arby's**
- **Eden Crest Senior Living**

## Renovations:

- **McDonald's**
- **Kum & Go**
- **CrossFit**
- **Pyra Pizzeria**
- **Cornerstone Realty**
- **Dougherty Law Firm**
- **804 Main Grill**
- **Rowat Cut Stone & Marble**
- **810 Main- Allegiant Homes**



# New Commercial Projects Currently Underway

*The following slides will detail each of the projects listed below:*

- Sunset Crest Retail Center
- Sunset Crest South- Jones Family Dental
- Norwalk Chiropractic Center (Complete)
- O'Reilly's Auto Parts (Complete)
- Luana Savings Bank
- City State Bank
- 1908 Draught House (Complete)
- Michael Foods
- Hughes Century Crossing
- Hy-Vee with Convenience Store and drive-through Starbucks
- Lil Scholars Legacy Preschool
- Doggy Daycare (more information coming soon)
- *\*Pending projects/not public yet\* A coffee bistro, a national chain eatery, and an indoor/outdoor sports & fitness compound*

# Sunset Crest Retail Center- 11,202SF

West side of Sunset across the road from Norwalk Chiropractic & Optometric Associates- Under construction. The building will house El Dorado Grill Mexican restaurant with outdoor patio, Select Medical, Edward Jones, and 4 other retail and service businesses- to be announced soon. To be completed end of summer/fall 2019

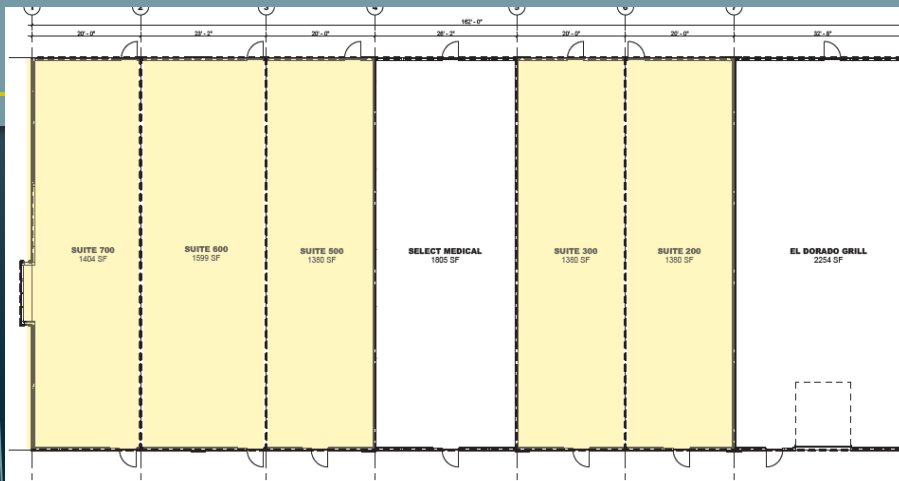


## EL DORADO

Mexican Restaurant & Cantina



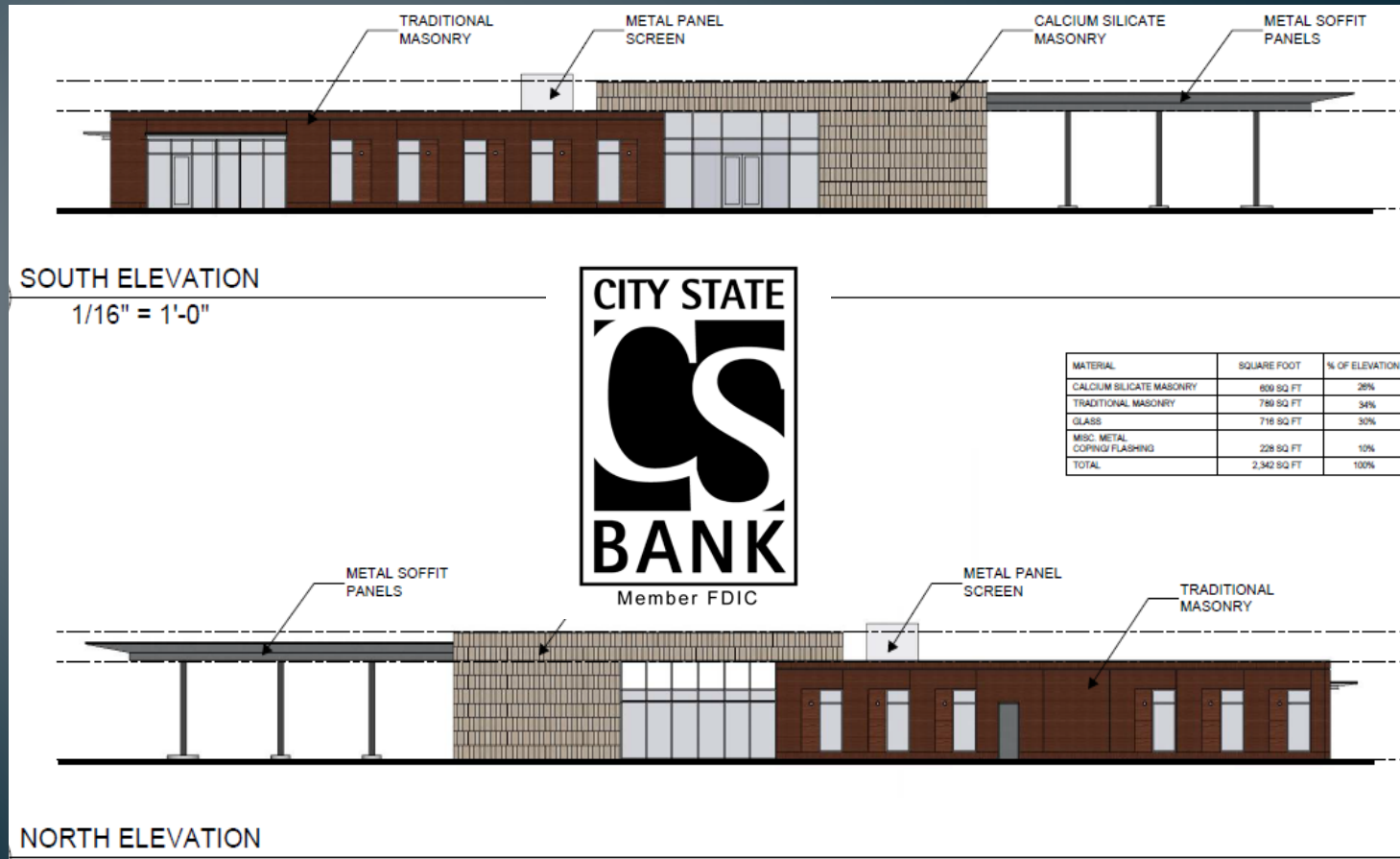
## Select PHYSICAL THERAPY





# City State Bank- 8,690SF

Under construction, completion this spring/summer.  
Turnberry & Colonial Pkwy, north of new Hy-Vee site.



# Jones Family Dental Clinic

## 3,200SF

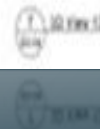
Just south of the Sunset Crest plaza. Construction underway, completion in spring of 2019



# Sunset Corner- Norwalk Chiropractic

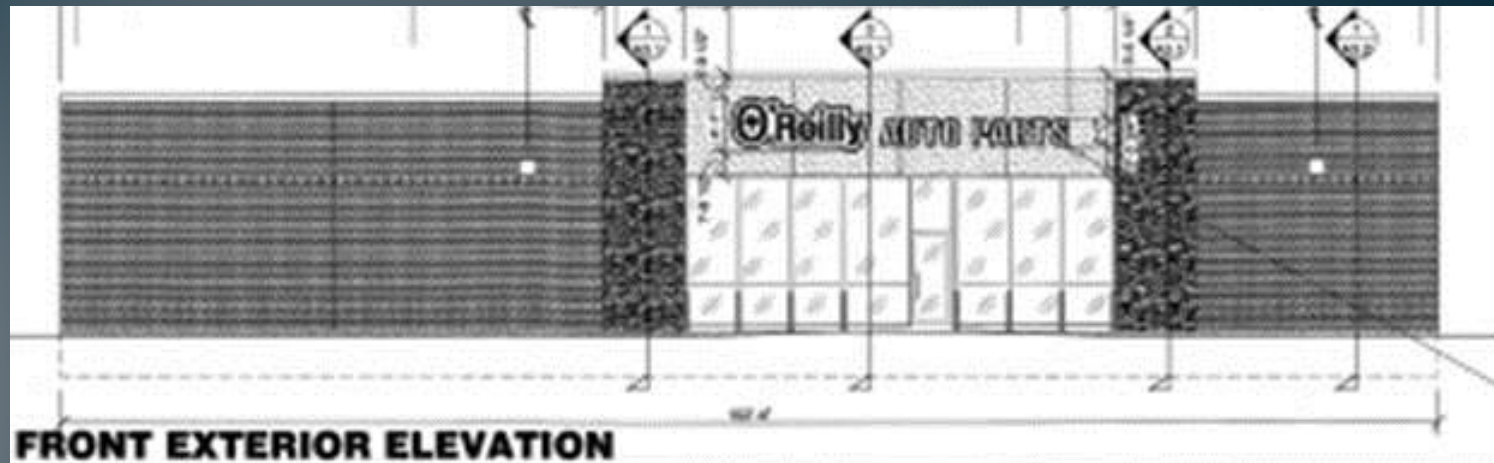
## 2,264SF

*Corner of Richard George & Sunset*  
Construction complete, open for business.



# O'Reilly's Auto Parts- 7,400 SF

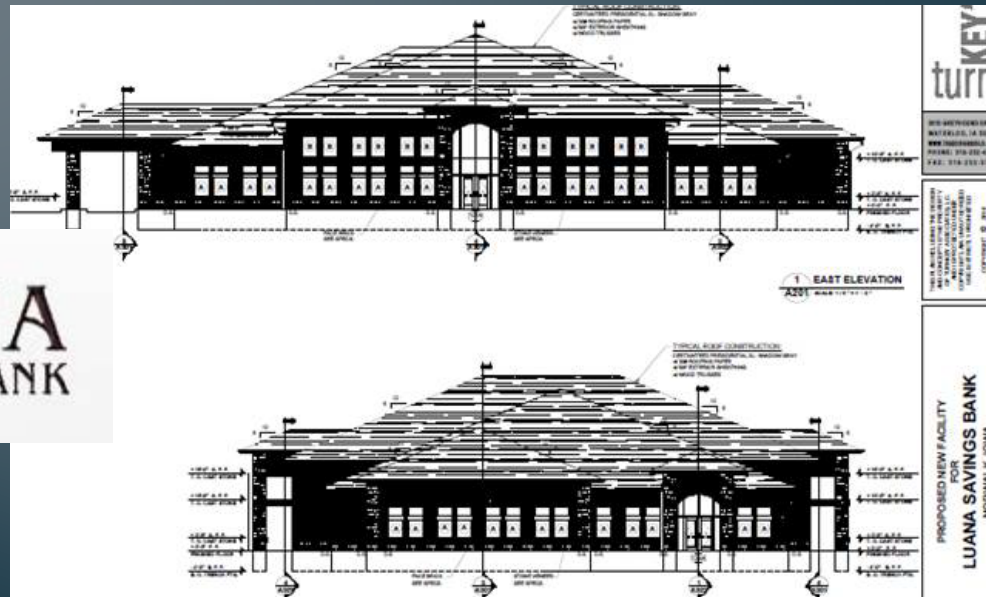
Construction complete. Lot located in front of Fareway  
along Sunset/HWY 28





# Luana Savings Bank- 13,400SF

Just south of Arby's in the Marketplace. Site work underway. Completion by summer of 2019



 **LUANA**  
SAVINGS BANK



SOUTH PERSPECTIVE



NORTHWEST PERSPECTIVE



INTERIOR PERSPECTIVE SOUTH



SOUTHWEST PERSPECTIVE



SOUTHEAST PERSPECTIVE



INTERIOR PERSPECTIVE NORTH



NORTH EAST PERSPECTIVE

# 1908 Draught House

3,000SF

East of Mercy Clinic.  
Two outdoor patios  
facing E. Holland  
Park & Echo Valley.  
Complete and open!





# Michael Foods/POST

148,000SF + additional 100,000SF in Phase 2

West of Windsor Windows on Delaware St. \$85M project.

Construction underway, complete by fall, 2019.



MICHAEL  
FOODS INC.



# Hughes Century Crossing- 8,454SF

New retail center on the east side of Sunset in between Cherry and Chatham. Under construction, to be completed summer of 2019.

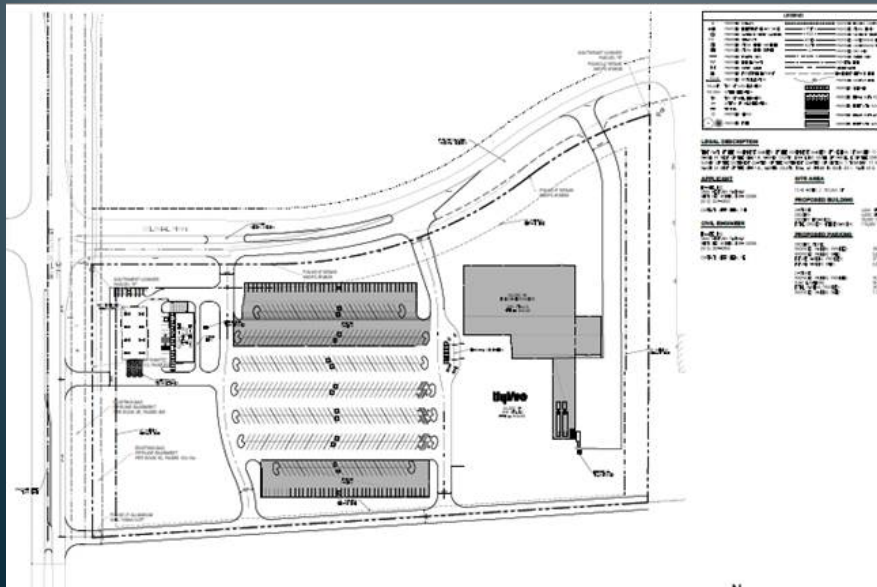
- Retail Center
- Building Chatham Rd. East
- Building Gordon St. extension east
- Future site of City Town Center & 250,000SF indoor/outdoor sports & fitness center.





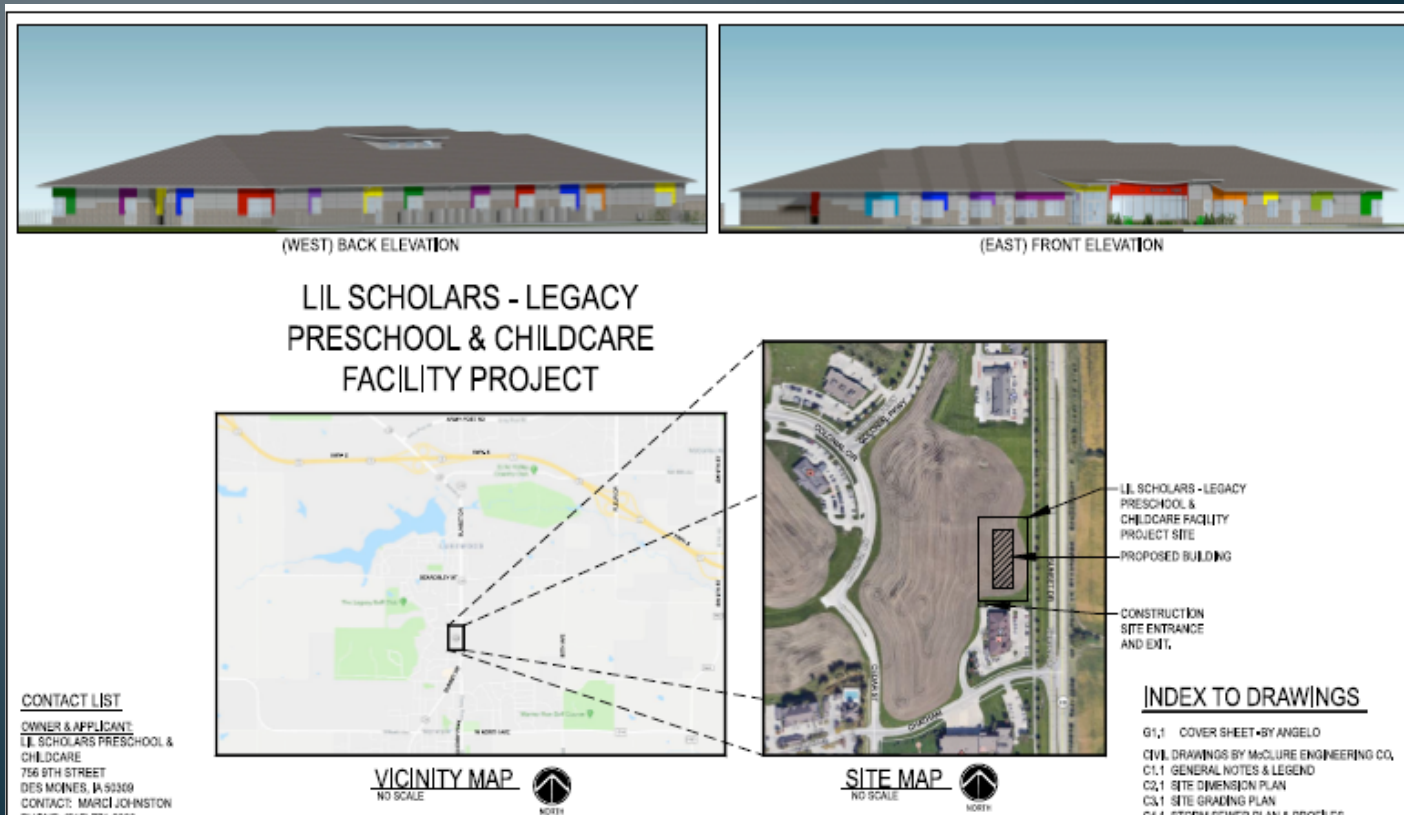
# Hy-Vee

55,000SF grocery store + 4,600SF Convenience store (w/ drive-thru Starbucks). Fast & Fresh store and drive-through Starbucks will start construction this spring/summer, 2019. Grocery store construction will follow within the year.



# Lil Scholars Legacy- Preschool

- Located north of Anytime Fitness along Sunset Dr.
- Construction to begin spring/summer 2019
- Approx. 13,000SF facility



# New Value for Norwalk

## 2017/2018 (already built/renovated)

- Valuations= \$16,000,000
- New Taxes= \$650,000

## 2018/2019 (being built/renovated now)

- Valuations= \$31,000,000+
- New Taxes= \$1,200,000+ per year

## Grand Totals

Valuations= \$47,000,000

New Taxes= \$1,850,000 per year

*New commercial property taxes help communities pay for schools, streets, trails, water, sewers, parks & amenities, etc. without having to raise residential rates.*

# Questions and Updates

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