

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.

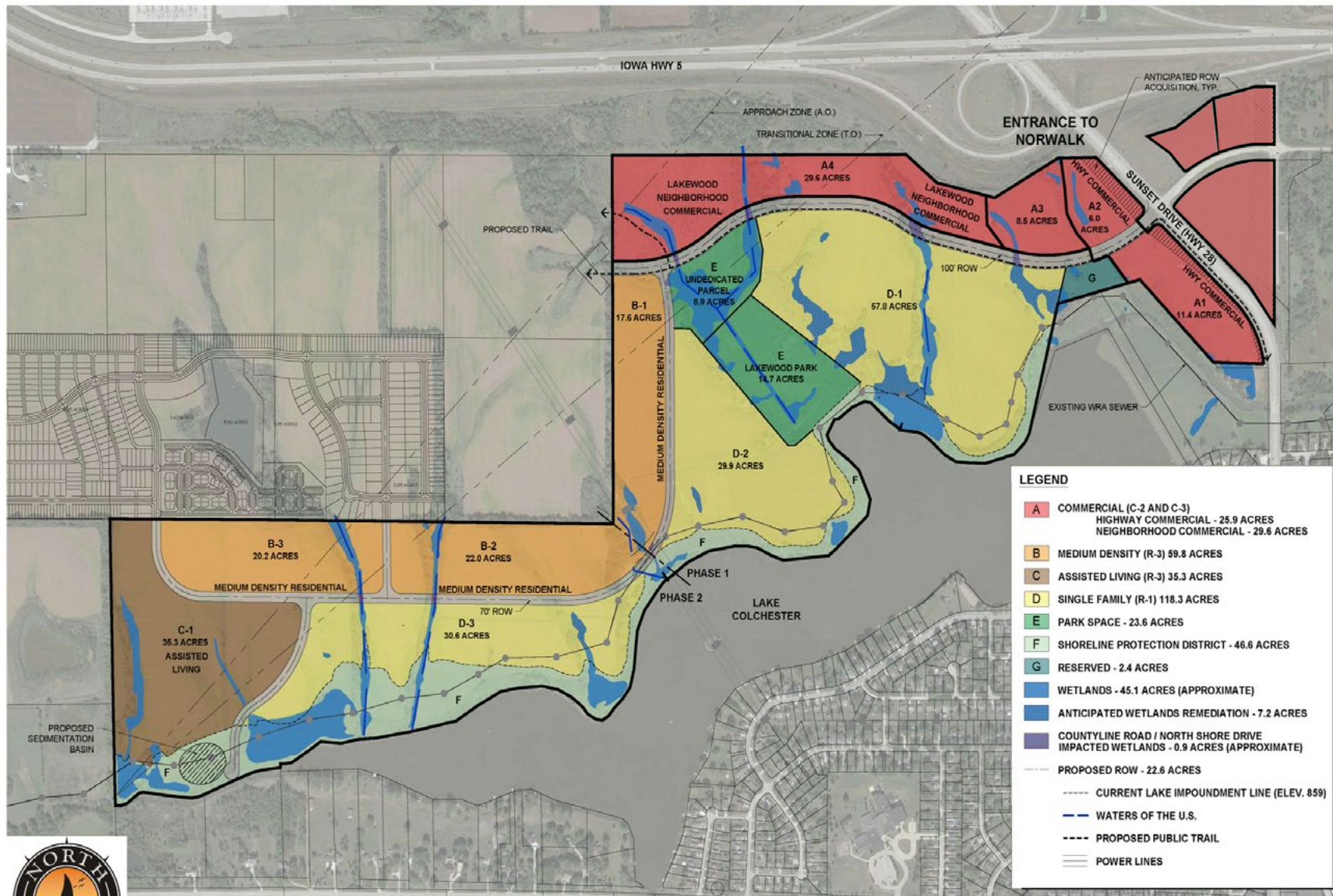
PROPERTY OVERVIEW

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

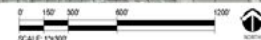
FLY OVER FOOTAGE



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



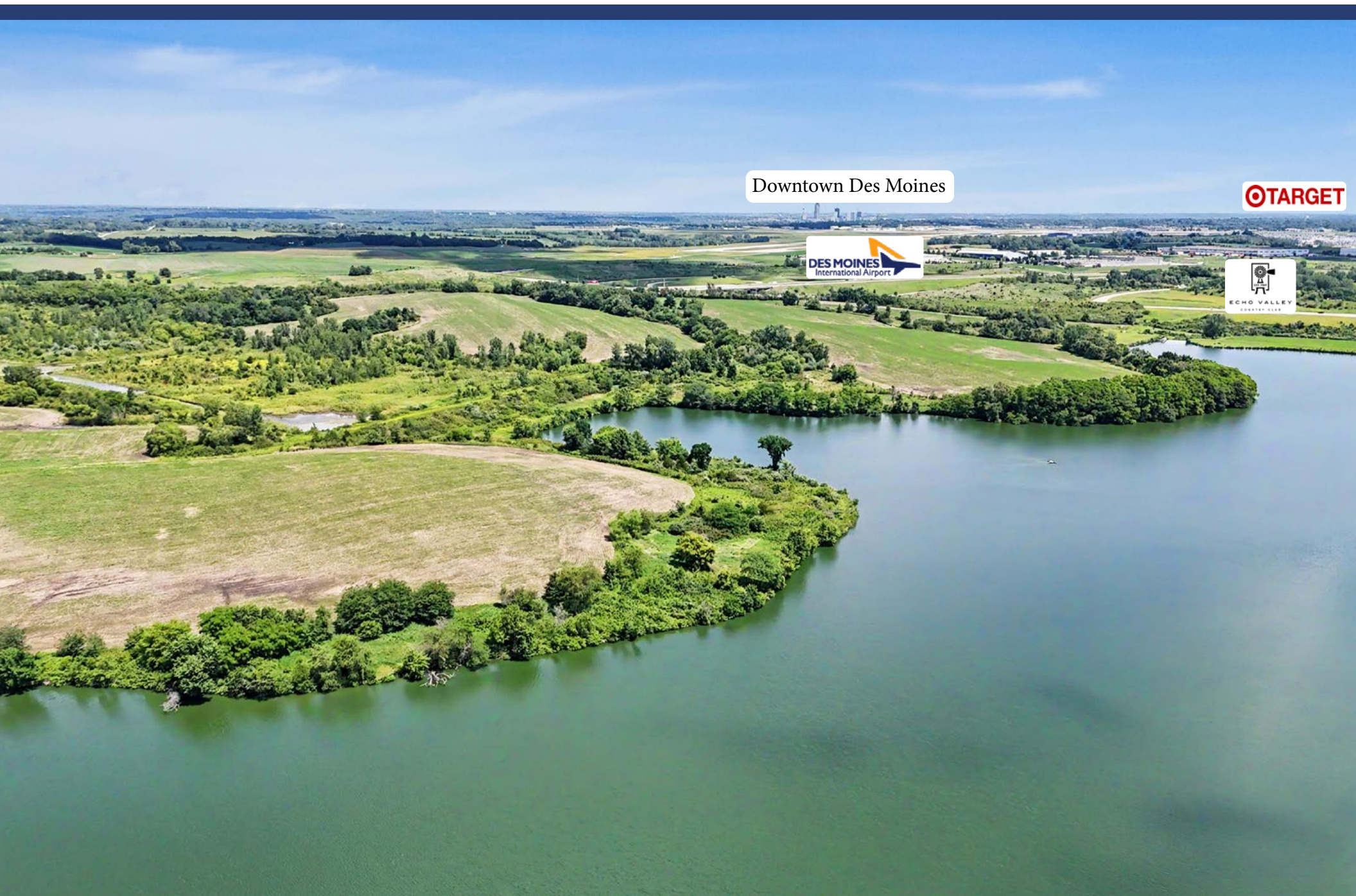
Sustainable Community Design



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

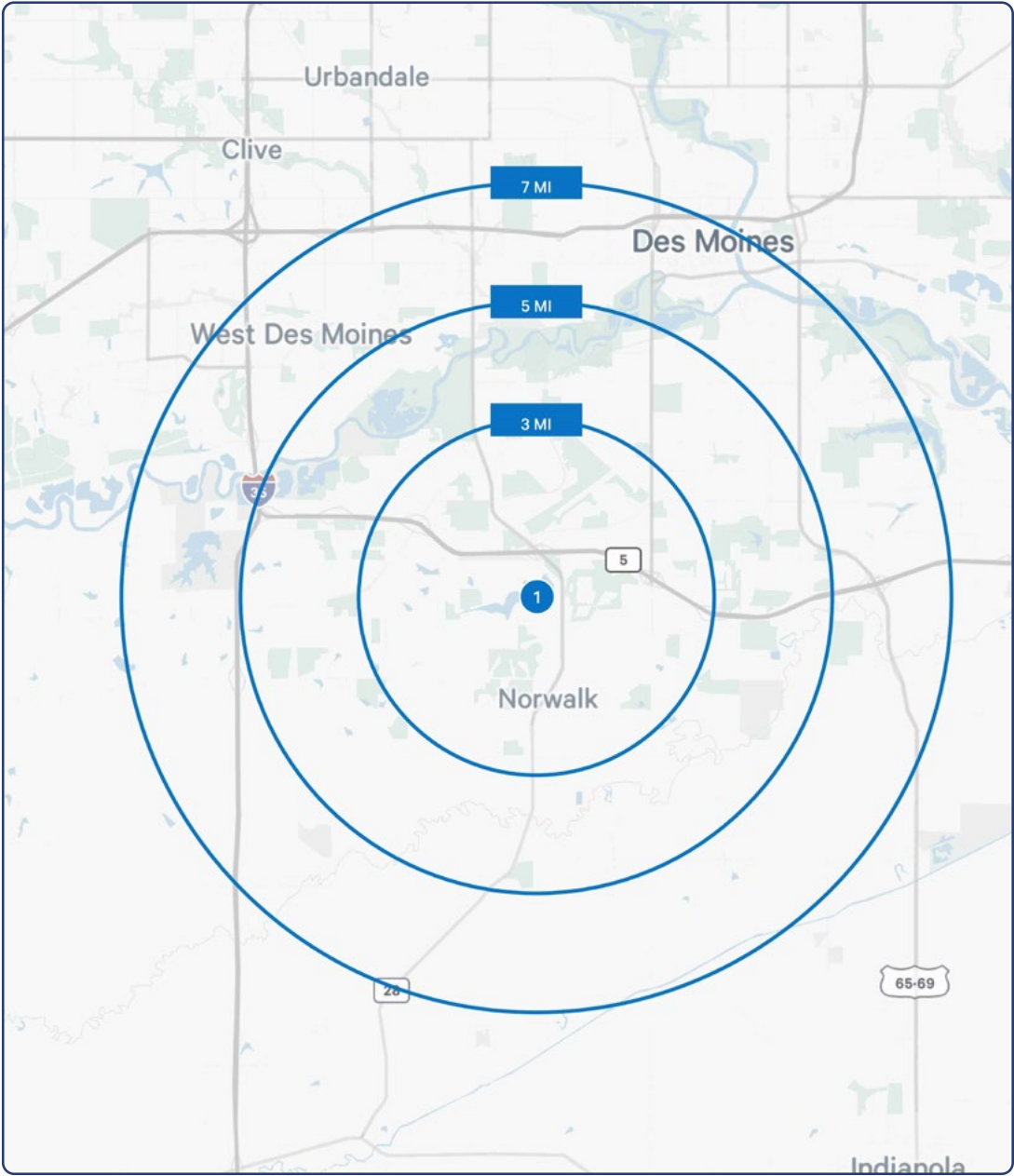


Downtown Des Moines

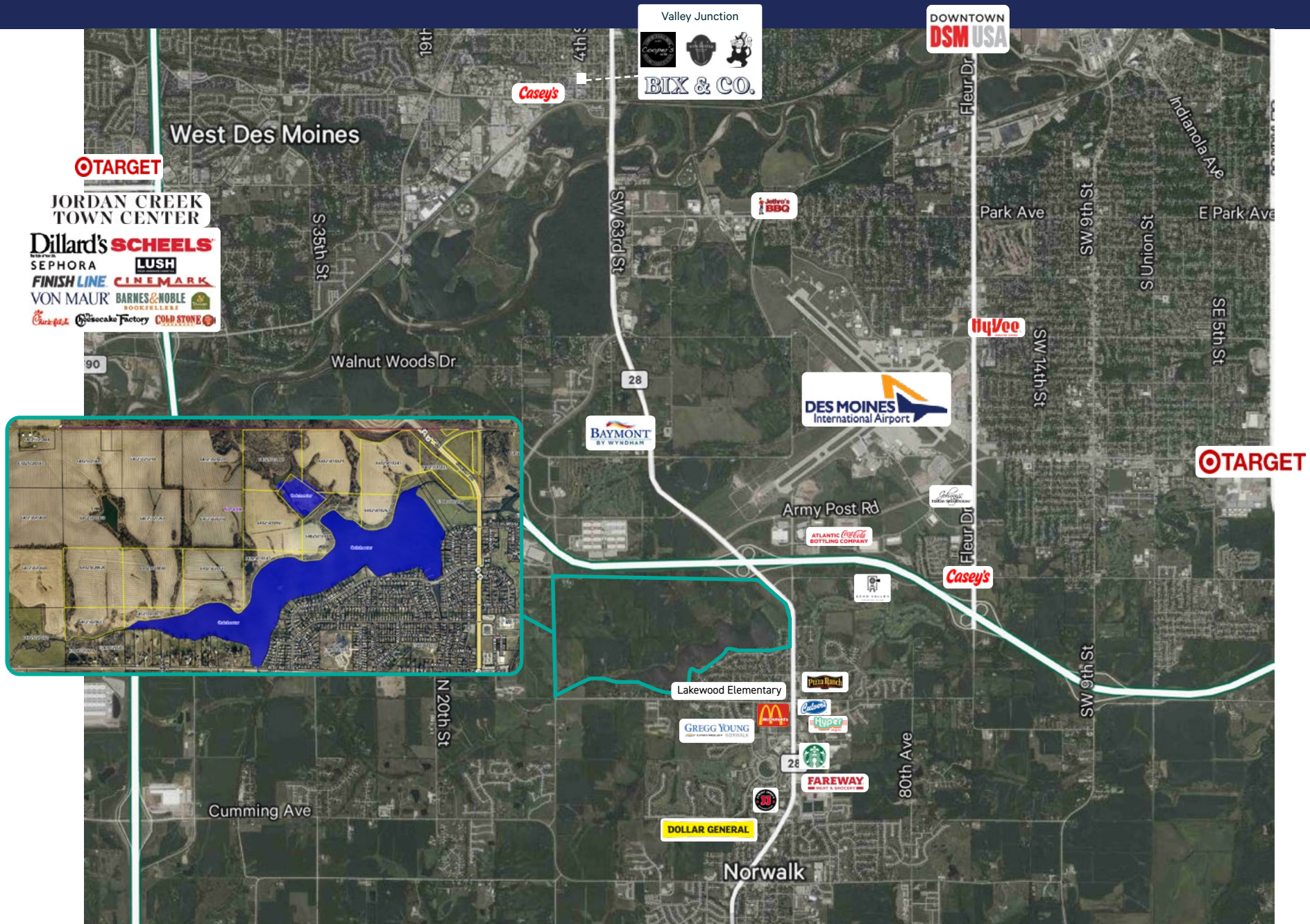


Demographics

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

Jeff Spence, CCIM

Vice President

+1 515 221 6636

jeff.spence@cbre.com

Licensed in the State of Iowa

Mike Macri III, CCIM, MRED, CRE

Vice President

+1 515 229 2313

mike.macri@cbre.com

Licensed in the State of Iowa

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.