

For Sale or Lease

Commercial Land – Summercrest Hills

The Summercrest Hills Master Plan creates a 160 acre community that will contain retail areas, office parks, public gathering spaces, residential neighborhoods and dining, recreation and entertainment options.

Designed to incorporate the beauty of Iowa's natural terrain, Summercrest Hills will contain open green spaces, ponds, and trails that connect with the surrounding area. Natural habitats and wetlands will be maintained where appropriate in the overall open space network.

An early connection will be made to the extensive Summerset Trail meandering north/south throughout Indianola.

The development will incorporate various "green initiatives" including bioswales, rain gardens, bioretention cells and native landscaping. A series of greenbelt parks will include storm water detention areas and trails. The trails will interlock each project making it easy to traverse the community linking residences, entertainment, work, education, recreation and government.

Sustainability will be a design element throughout the entire community.

**Hwy 65 & E Hillcrest Avenue,
Indianola, IA**

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About Indianola



Indianola Family Dentistry



National Balloon Classic



Indianola YMCA

Indianola is a college town nestled in the rolling hills of Warren County, Iowa and is part of the Des Moines metro area. The town has a population of 14,300 and is the seat of government of the 4th fastest growing county in Iowa. Indianola is only 20 minutes from the Des Moines International Airport and downtown Des Moines, the state's largest business center and seat of government. Residents in Indianola have all the benefits of a smaller community with access to big cities amenities of Des Moines metro area.



Mercy Clinics

Indianola is also noted for its great public schools, Simpson College, the Des Moines Metro Opera and the National Balloon Classic. Simpson College is a private college founded in 1860 with about 2,000 students. The Des Moines Metro Opera was founded in 1973, performs every summer and has been called a national treasure. The National Balloon Classic is the nation's second oldest and second longest hot-air balloon event in the United States.

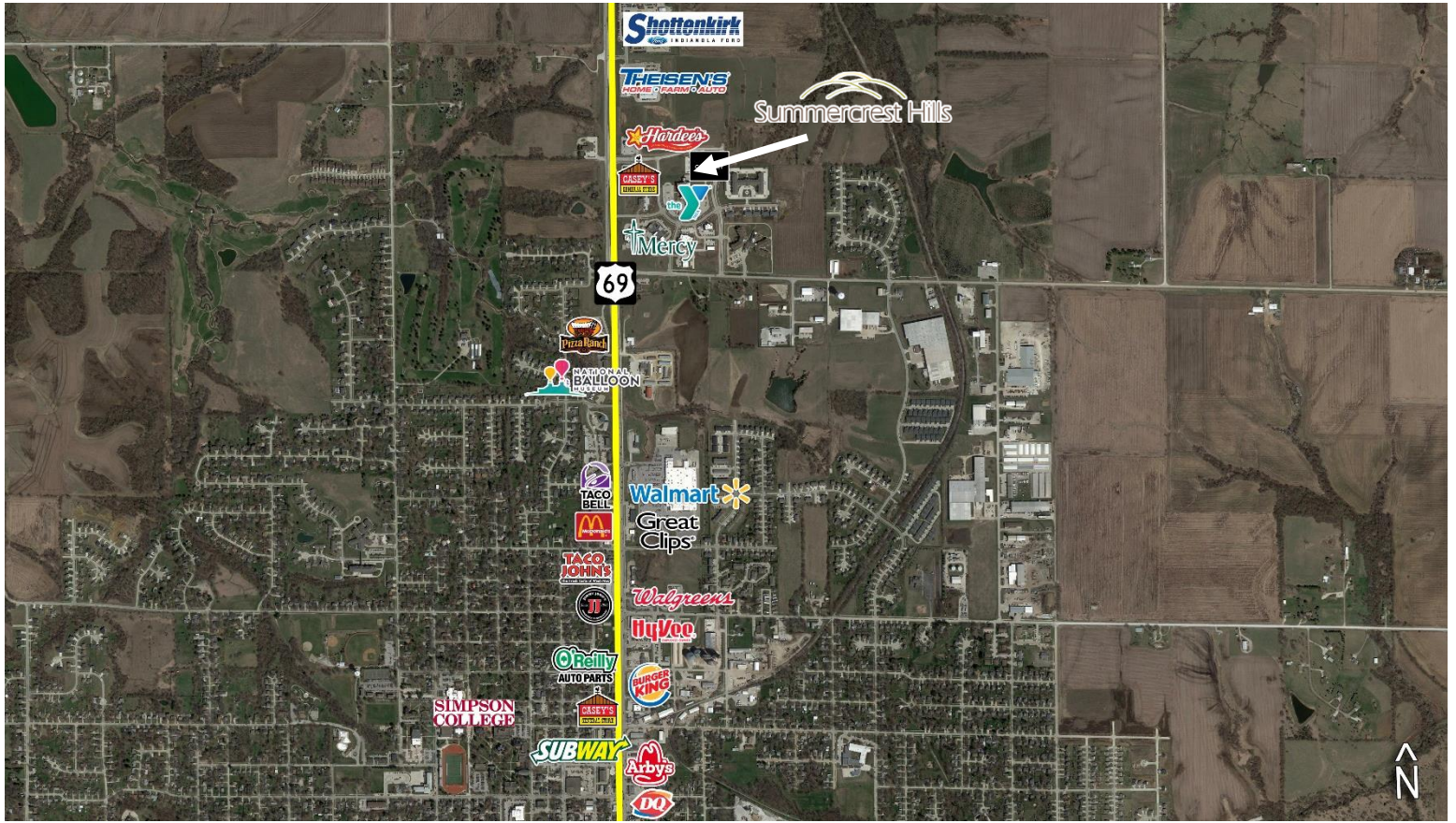


Casey's General Store



Vintage Hills of Indianola

Location Overview



Demographics

	5 Mile	10 Miles	15 Miles
Population	17,238	42,453	140,048
Households	6,363	16,098	54,313
Average HH Income	\$83,770	\$84,758	\$76,391