

# SUMMERCREST HILLS

**FOR LEASE, GROUND LEASE, BUILD-TO-SUIT**



## Proposed Neighborhood Center 302 E Scenic Valley Avenue Indianola, IA

### DEMOGRAPHICS

	3 Mile	5 Mile	10 Mile
<b>Population:</b>	14,939	17,492	42,714
<b>Avg. HH Income:</b>	\$71,225	\$71,595	\$73,652
<b>Traffic Count:</b>	16,300 VPD		

For additional information please contact:

**Aaron A. Hyde**

**Phone:** 515.309.0916

**Email:** aaron@fergusoncre.com

### SUMMERCREST HILLS

**Available: 1,400 - 12,000 S.F.**

**Lot Size: 1.42 acres**

**Lease Rate: \$21-\$24 psf NNN**

- Excellent mixed-use development
- Ideal for retail, medical, office or restaurant
- Quick access to Hwy 5 bypass and downtown Des Moines
- Zoned Highway Commercial C-2.

**Partner with the  
Proven Winner**

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This form is required by the real estate laws of the State of Iowa.  
**DISCLOSURE OF AGENCY RELATIONSHIP**

The undersigned acknowledge that Aaron Hyde, as Appointed Agent(s) of Ferguson Commercial Real Estate Services, represents Three Sixty Group, LLC, named below (hereinafter the "Client") with respect to the sale or lease of the following property: 302 E Scenic Valley Avenue, Indianola, IA 50125.

If the Appointed Agent[s] represents both the Seller/Landlord and Buyer/Tenant, the duties of the Appointed Agent[s] are set forth in the Dual Agency Consent Forms executed by each client and those forms are incorporated herein as if fully set forth.

If the Appointed Agent[s] represents either the Seller/Landlord or Buyer/Tenant, but not both, the Appointed Agent has the following duties to its client:

- a) Place the client's interests ahead of the interests of any other party unless loyalty to a client violates a duty as a disclosed dual agent or other applicable law.
- b) Disclose the information known that is material to the transaction that is not known by the client or could not be discovered by the client through a reasonably diligent inspection.
- c) Fulfill any obligations within the scope of the brokerage agreement, except those obligations which are inconsistent with other duties the Appointed Agent[s] has under law.
- d) Disclose any financial interests Appointed Agent[s] has in any business entity to which the client has been referred for any service or product related to this transaction.

The following duties apply to all parties:

- a) To provide brokerage services to all parties in the transaction honestly and in good faith.
- b) To diligently exercise reasonable skill and care in providing brokerage services to all parties.
- c) To disclose to each party all material adverse facts that we know, except for the following:
  - [1] Material adverse facts known by that party.
  - [2] Material adverse facts a party could discover through a reasonably diligent inspection and which would be discovered by a reasonably prudent person under like or similar circumstances.
  - [3] Material adverse facts the disclosure of which is prohibited by law.
  - [4] Material adverse facts that are known to a person who conducts an inspection on behalf of a party.
- d) To account for all property coming into the possession of the Broker or the Appointed Agent[s] that belongs to any party within a reasonable time after receiving the property.

Ferguson Commercial Real Estate Services and its licensees may provide brokerage services simultaneously to more than one party in different transactions.

Each party by signing this form acknowledges that this disclosure was made prior to providing specific assistance or prior to any offer being made or accepted by a party to a transaction, whichever is sooner.

**SELLER/LANDLORD:**

By \_\_\_\_\_

Title \_\_\_\_\_

Date \_\_\_\_\_

**BUYER/TENANT:**

By \_\_\_\_\_

Title \_\_\_\_\_

Date \_\_\_\_\_