

For Immediate Release

Developer Plan For New Community Preserves Iowa Landscape While Offering Business and Residential Growth

August 18, 2009 - Indianola, IA - Plans for a new mixed use community on the north side of Indianola were unveiled August 18. The 160-acre development, called Summercrest Hills, is located at the northeast corner of Highway 65/69 and Hillcrest, approximately 15 minutes from the Des Moines Airport and 8 minutes from the Highway 5 Bypass.

Summercrest Hills will contain retail spaces, office parks, public gathering spaces, residential neighborhoods and dining, recreation and entertainment options. Natural habitats and wetlands will be maintained where appropriate in the overall open space network. 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, and will eventually link to the extensive Summerset Trail and surrounding area. The development will also incorporate various "green initiatives" including rain gardens, bioretention cells and native landscaping.

The first project within the development will be Vintage Hills Retirement Community, and developers will break ground in late August of this year.

Tim Walpole, principal with developer Three-Sixty Group, says he is pleased that a community-focused project like Vintage Hills could begin so soon after the development is announced. "A retirement community is a perfect immediate partner in this project," says Walpole. "We have had a lot of interest in this project and look forward to additional announcements in the near future."

Vintage Hills is a project of Ewing Land Development and Services of Pella (ELDS). ELDS is planning a Continuing Care Retirement Community complete with 46 assisted living apartments and 20 memory care apartments. ELDS also plans to section off a portion of the parcel for future expansion of services, to offer skilled care to residents of Vintage Hills. Included within the senior housing campus will be a "town center" with such amenities as a bank, convenience store, theater, barber shop, salon, post office and game room.

Josh Cowman, Vice President of New Development for ELDS, says his company is excited to be a part of the Indianola community and the Summercrest Hills development in particular. "In our Continuum of Care Retirement Communities we design our buildings to promote an active, healthy and vibrant lifestyle and for Vintage Hills Retirement Community to be making its home within a development that will offer those same features is a great benefit for our community and its future residents and their families," says Cowman. "At Summercrest Hills, our Vintage Hills residents will have access to a multitude of public gathering spaces, dining, recreation and entertainment options right outside their doors and connected by walking paths and tree lined streets.

Randy Bray, principal with project developer Three-Sixty Group, says the Summercrest Hills location has been a prime area for potential development for several years. "In addition to being situated on a major route conveniently linking Indianola and Des Moines, Summercrest Hills has a beautiful natural landscape ideal for both neighborhood living and corporate development," says Bray. "Existing fiber optic connectivity and utility service from both MidAmerican Energy and Indianola Municipal Utilities also makes the area ideal for businesses in need of highly reliable infrastructure."

Summercrest Hills is a joint venture of developer Three-Sixty Group and Downing Construction, who will provide construction services. Three-Sixty Group specializes in integrated real estate solutions, including development, project management and investment strategies consulting. Other project partners include William J. Ludwig and Associates (Clive, Iowa), and Snyder & Associates (Ankeny, Iowa).

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