



Master Planned Community Pinnacle Prairie



Prairie Business Park at Pinnacle Prairie

Master Planned Communities
Retail
Restaurant
Brownfield Redevelopment
Healthcare Facilities
Modular Labs



The Bluffs at Pinnacle Prairie

The Need

- A master planned community that would maximize the owners value while leaving a legacy project for his family.
- High quality development with consistent standards throughout the business park, residential and retail areas

The Challenge

- Creating a phased master plan to be completed over 15 years
- Community awareness of this new type of development and the value that it adds to the local area

The Result

- Overwhelming community support
- Two hospitals immediately opened facilities in the business park
- Retail portion of plan is being phased ahead of schedule
- 700+ acre prairie is being transformed into an environmentally sensitive landmark attraction for the region

Facts & Figures

Owner: Greehill Estates, LLC

Type of Project: Master Planned Community

Location: Cedar Falls, Iowa

Developer & General Contractor: Lockard Companies

Size: 700+ acres

Project Milestones:

Business Park available March 2007
Town Homes available September 2007
Retail available June 2008

That's
VERSATILITY