



# Frequently Asked Questions

## What is an Agrihood?

Instead of development pushing agriculture further away from population centers, Agrihoods enable development to preserve land for farming where people live. They allow for investment in critical farm infrastructure and subsidize a portion of the cost to operate a diversified community farm. With an emphasis on health, food, educational opportunities, and access to nature where families grow and children play, Middlebrook champions this movement.

## Who is developing Middlebrook?

Middlebrook is owned and is being developed by Diligent Development, a Clive-based firm. Diligent Development is a diversified real estate investment and development company focused on identifying and executing on opportunities in the land, residential, and commercial real estate asset classes.

## What's happening in 2021 at Middlebrook?

There's a lot happening at Middlebrook this year! Besides hosting the HomeShowExpo in July, we're also holding Fridays at the Farm each week throughout the summer, and we'll end the season with our annual Fall Fest in October.

Across the highway, renovation work has begun on the old schoolhouse with plans to open the Middlebrook Mercantile this summer. As the general store for the Agrihood community, the store will provide fine goods, curated items, and a serene outdoor space to enjoy a beverage.

The Middlebrook Park will also open this summer!

## What's the next phase of development?

Lots are currently available in Great Western Crossing, a neighborhood of Middlebrook. Work will soon start on a retail/commercial area to the east of the Middlebrook Mercantile and along Cumming Avenue. In addition, townhomes in the Great Western Crossing neighborhood are also being planned and prepped for execution in 2022.

## When will Middlebrook be fully developed?

The entire Middlebrook concept will take 15-20 years to become fully-realized. There are several components, decisions, and approvals that factor into the timeline of a project of this scope.

## What does Great Western Crossing have to do with Middlebrook?

Great Western Crossing is a neighborhood of Middlebrook which will include single-family homes as well as townhomes and a commercial district. Middlebrook envisions a community of unique neighborhoods nestled among shared gardens, walking and bike paths, and centered around a working farm.

## Where will the HomeShowExpo be? When?

We are pleased to announce that Great Western Crossing, a neighborhood of Middlebrook, will be the site for the 2021 HomeShowExpo! The HomeShowExpo is hosted annually by the Home Builders Association of Greater Des Moines. The event will take place July 10-11, July 15-18, and July 22-25.

## What kinds of homes and lots are available in Middlebrook?

Currently, single family lots are available in Plats 2-4 of Great Western Crossing. There are also new construction homes built with unique design and character. This bike-friendly neighborhood of Middlebrook offers easy access to the Great Western Bike Trail, as well as pond lots, trees along the streets, a one-of-a-kind park for kids, and architectural design guidelines to help create that small town charm.

More info at [MIDDLEBROOKFARM.COM](http://MIDDLEBROOKFARM.COM)





# F.A.Q.

## Can I bring my own builder to Middlebrook?

Middlebrook has partnered with featured, local homebuilders that are committed to upholding the architectural design standards created especially for the development and its neighborhoods.

If you are interested in purchasing a lot in Middlebrook, please contact Kalen Ludwig at 515.402.3169 or [Kalen@PeoplesCompany.com](mailto:Kalen@PeoplesCompany.com).

## I own a business and would be interested in having a retail space at Middlebrook, who should I contact?

Please contact Kalen Ludwig, Middlebrook Lots & Development, at 515.402.3169 or by email at [Kalen@PeoplesCompany.com](mailto:Kalen@PeoplesCompany.com).

## What's available at the Middlebrook farm stand? Is the produce organic?

We have a wide variety of seasonal produce available. At different times of the year you may find sweet corn, tomatoes, cucumbers, zucchini, melons, watermelon, carrots, peppers, lettuce, greens, pumpkins, winter squash, and more.

The produce grown at Middlebrook is all grown using organic practices. Most of the land will be certified organic in 2021, with the remainder becoming certifiable in 2022. Certified organic status in 2021 will depend on which field each crop is grown in.

## When is the Middlebrook farm stand open?

### How do I pay?

The farm stand is open almost every day from early June through October. Hours are typically from 8am to 6pm.

Payment onsite is either made using the cashbox or with Venmo on your phone. Pre-orders on our website, [shop.middlebrookfarm.com](http://shop.middlebrookfarm.com), can be paid for using credit card or cash/Venmo upon pickup.

## Can I order Middlebrook produce online?

Yes! Just visit [shop.middlebrookfarm.com](http://shop.middlebrookfarm.com). Place your order by 6pm on Tuesdays. We harvest your order, pack it, and put it on the shelf for you to pick up after 10am on Thursdays. It's easy and contact-free.

## Does Middlebrook have a CSA (Community Supported Agriculture) program?

A Middlebrook Farm CSA program is being planned, but it is not available yet. Since community and agriculture are central to Middlebrook, this type of program makes good sense. Wouldn't it be neat to get a box of fresh, grown-at-Middlebrook vegetables delivered to your doorstep?

## Can I host an event at Middlebrook?

Yes, you can reserve the private party area during Fridays at the Farm for a small \$50 fee. Whether it's an after-hours business gathering, family reunion, or girls' wine night, come enjoy the fresh air and hospitality at our fun Friday events. For more information, please contact our Event Coordinator, Janeen Eastwood at [Janeen@MiddlebrookFarms.com](mailto:Janeen@MiddlebrookFarms.com).

### CONTACTS

#### Middlebrook Lots & Development

Kalen Ludwig: [Kalen@PeoplesCompany.com](mailto:Kalen@PeoplesCompany.com)  
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#### Middlebrook Farm

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#### Middlebrook Events

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More info at [MIDDLEBROOKFARM.COM](http://MIDDLEBROOKFARM.COM)