



Middlebrook

Iowa's First Agrihood



Middlebrook Team



Tim Portzen
Vice President



Kalen Ludwig
Lot & Home Sales



Keaton Dreher
Lot & Home Sales



Aaron Hyde
*Land Sales &
Commercial Leasing*



JP Curran
Town Architect



Middlebrook Farm



Mosa Shayan
Farm Manager



Robert Wilke
Store Manager



What is an agrihood?

The Urban Land Institute (ULI) defines “agrihoods” as single family, multifamily or mixed-use communities **centered around working farms**. There is a growing movement of communities being built around working farms and community gardens that is taking root across the country.

The ULI has been following this trend closely for several years and recently published two reports on the topic; ***Cultivating Development, Trends and Opportunities at the Intersection of Food and Real Estate*** and ***Agrihoods – Emerging Best Practices***.



Agrihood Amenities:

1. Community Garden
2. Farmstand
3. Chicken Coop/Fresh Eggs
4. Farmers Markets/FAF
5. Playgrounds
6. Edible Landscaping
7. Orchard/Cidery (Wilson's)
8. Trails
9. Community Programming
10. Event Venue(s) (Mercantile)
11. Tours / Education Opportunities
12. Volunteer Opportunities
13. Undeveloped Natural Land (Meadow)
14. Restaurants / Retail
15. Town Center / Small Businesses
16. Use of Renewable Energy / Geothermal
17. Natural Water Bodies



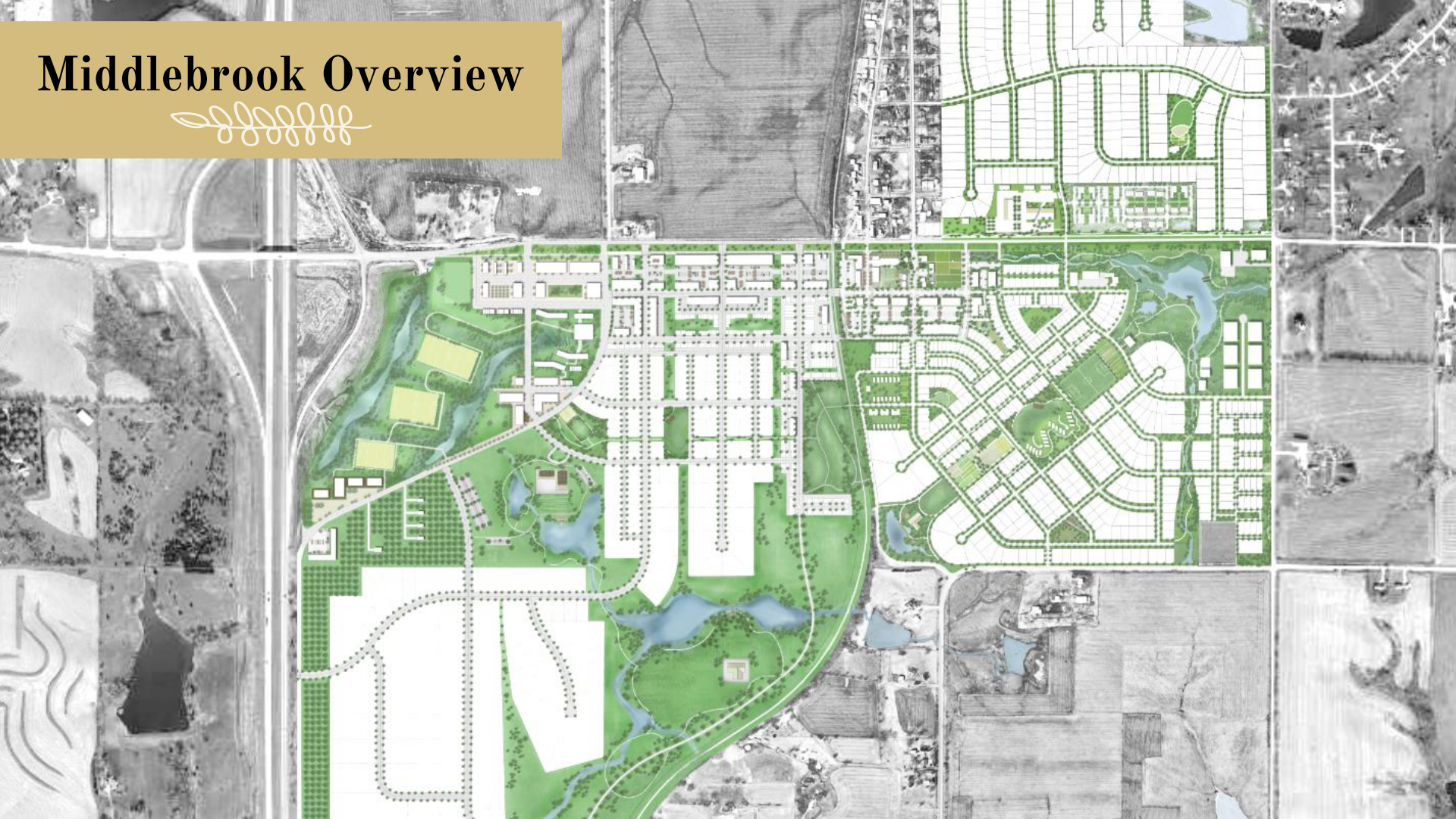
Events/Community Programming

Community farms also serve as a social gathering hub for a diverse community to come together for seasonal celebrations, special events and farm-based experiences.

- Fridays at the Farm
- Yoga
- Harvest Days/Volunteers
- Farm to Table Dinners
- Classes
- Newsletter



Middlebrook Overview





Middlebrook Mercantile

Market & Provisions

Built in 1900, Cumming's historic one-room schoolhouse provided kindergarten through high school education to the local community for several decades. Still maintaining its historical character, the schoolhouse serves as a centerpiece of the new commercial development just north of Middlebrook.

Diligent Development transformed the schoolhouse into a coffee and wine bar with specialty provisions. Thirsty bike riders passing through Cumming on the Great Western Trail have a new watering hole!



Wilson's Orchard

- Apple and Strawberry Orchard
- Pick Me
- Bakery/Gift Shop
- Farm-to-table Restaurant
- Ciderhouse & Venue





Middlebrook Meadow

Opening Summer 2024

Middlebrook Meadow will be a **50+ acre nature preserve** complete with **walking trails**, friendly farm animals, and a connection to the Great Western Trail, Middlebrook, and Wilson's Ciderhouse!





Middlebrook Community Garden

The agrarian lifestyle at Middlebrook focuses on enhancing the quality of life for residents through improving access to **fresh local foods**, **creating wellness opportunities** and offering **community connections**.

The farm will offer fresh produce, educational programming, community events, and retail opportunities that aim to provide residents and guests of all ages with unique, authentic experiences that foster community engagement and well-being.



Town Center / Main Street

Under Construction

A central civic green will be sized for a variety of programming needs and regular, informal resident enjoyment infusing the community with a sense of connection and play.

Rather than drawing energy from a historic downtown to a new core, Middlebrook will simply extend, augment, and build upon the existing context of downtown Cumming.

Outdoor markets and product displays will be common throughout warm seasons, with local festivals introducing and punctuating local food production.



Market Hall

Planned

The Market Hall will be a venue for local artisans, boutique businesses, and food vendors to introduce their craft to the community.

Small commercial tenant spaces will offer start-ups and small businesses a chance to promote their goods in a store front setting.



Agri-Themed Park

Mayor Tom Becker Park

A one-of-a-kind park featuring an agricultural-inspired playground, large open spaces, and charming landscaping. The park offers an escape for all ages and abilities to explore, discover, and relax at their own leisure.





Great Western Crossing

Build in the Agrihood

Architecturally, the homes are inspired by the rural agricultural vernacular of the region. By **celebrating individual homes** with detail and textures they enable a blend of modern, transitional, and traditional styles to coexist side by side.

Front porches and pitched rooftops offer a common baseline character, and strategies to minimize the dominance of the garage door on the streetscape help reinforce the pedestrian-oriented nature of the streetscape.



Single Family Lots

Build in the Agrihood

Lots starting at \$86.9k

The Villas

- Zero-Entry Units
- Low Maintenance: Snow and Lawn Care
- 1,400 Square Feet
- One-Story
- Basements
- Oversized 2 Car Garage





The Homestead Townhomes

Luxury Geothermal One and Two-Story Units

The Homestead Townhomes, by Ground Breaker Homes, feature attractive **architectural curb appeal** influenced by the simple, identifiable forms of traditional farmhouse vernacular.

By tapping into natural energy, these **geothermal** townhomes redefine modern living by utilizing the stable and consistent temperature of the earth. **Homeowners will enjoy superior heating and cooling year-round** as well as a comfortable and tranquil home environment **while substantially reducing energy consumption.**

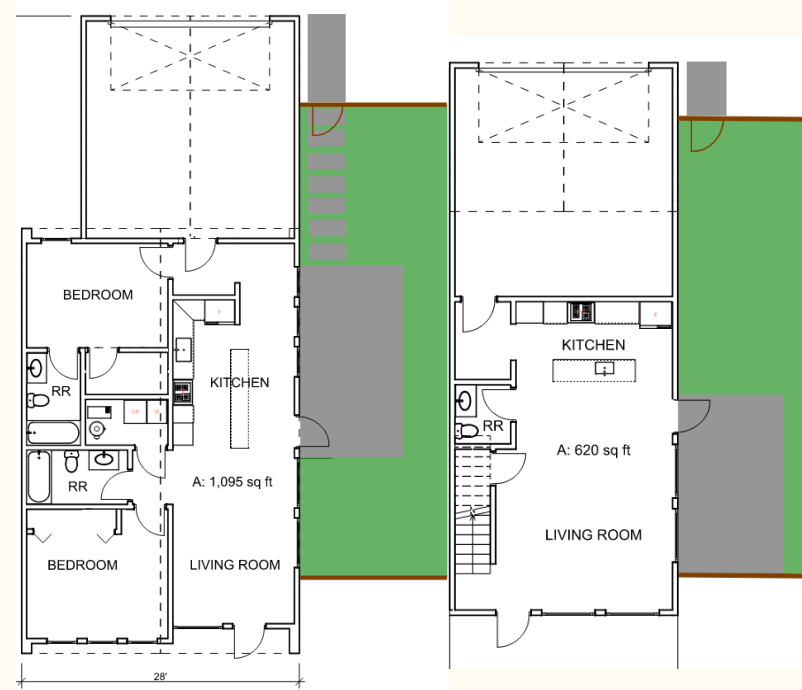


The Great Western Cabins

*Entry-Level Zero-Lot Line Single Family
PLANNED*

The Great Western Cabins will introduce an **entry-level** size and price-point **single family** home to Middlebrook. It aims to provide **affordability and attainability** while maintaining the **character and quality** consistent with Middlebrook Architectural Guidelines.

These “detached townhomes” are single family homes for sale that offer a BBQ/Café patio and side yard, 2-car garage, and 2-bed, 2-bathroom layouts. Cost and functionality are balanced with smaller footprints and minimalism providing opportunity for quality and **accessibility to recreation and services.**



An aerial photograph of a rural farm. In the foreground, there are several rectangular garden beds with raised beds and rows of plants. A dirt path runs alongside them. The middle ground features a large green lawn, a cluster of trees, and a black pickup truck. In the background, there are residential houses, a windmill, and more fields under a clear blue sky.

Thank you.

MiddlebrookFarms.com