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Stark Enterprises Expands into Iowa with Residential Rental Community Blue Creek Village

*164 Brand New Built-To-Rent Home Development Marks Stark Enterprises' first development in Iowa
and 12th multifamily property overall*

Grimes, IA – August 2026: Stark Enterprises, a Cleveland, Ohio–based real estate developer, is expanding its residential portfolio into Iowa with Blue Creek Village, a new thoughtfully designed 164 rental home community in Grimes. With land acquisition complete and the development fully capitalized, construction is anticipated to begin in 2026, with the first homes expected to be delivered in 2027. This marks Stark Enterprises' first development in Iowa and continued expansion into high-growth markets.

Blue Creek Village will feature 164 ranch-style rental homes across 33.79 acres, combining contemporary design with the comfort, privacy, and functionality of single-family living. Each residence is designed with open-concept layouts, elevated interior finishes, private outdoor space, and attached two-car garages, offering residents the benefits of a thoughtfully designed home without the responsibilities of homeownership. With an average home size of approximately 1,189 square feet, the community offers a diverse mix of one-, two-, and three-bedroom floor plans, including ADA-accessible options, tailored to a wide range of lifestyles.

Located at 2501 SW 12th Lane in Grimes, Iowa, Blue Creek Village will also feature a comprehensive amenity package designed to enhance everyday living and foster community connection. Residents will enjoy a 24-hour state-of-the-art fitness center, clubhouse with coffee bar, resort-style pool, pickleball court, multi-sport simulator, dog park, and a variety of outdoor gathering spaces designed for relaxation and entertainment. The community will also offer controlled access entry, private ground-level home entrances, on-site management and maintenance, and a smoke-free environment.

Blue Creek Village will be developed as part of Stark Living, Stark Enterprises' residential platform, and constructed by Arbor Construction, the company's in-house construction arm. The community represents Stark Enterprises' 12th multifamily property overall and its first development in Iowa, further expanding the company's residential footprint into high-growth markets.

"Blue Creek Village represents an important step in the continued growth of our residential platform and our expansion into new markets," said Ezra Stark, Chief Executive Officer of Stark Enterprises.

"Grimes offers the strong community fundamentals and quality of life we look for when entering a new





market, and we're excited to introduce a rental home experience that gives residents the privacy of a single-family home with amenities and convenience of a professionally managed community."

Additional information, development updates, future leasing details, and community news for Blue Creek Village will be shared as development advances at www.starkenterprises.com, www.bluecreekvillage.com, and on social media through @BlueCreekVillage.

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[Blue Creek Village | Luxury Rental Homes in Iowa](#)
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More about Stark Enterprises:

Stark Enterprises, headquartered in Cleveland, Ohio, is a full-service real estate development company with the highest level of expertise in acquisition, leasing, development, property management, construction, architectural design, landscape architecture, and marketing. For over 45 years, Stark Enterprises has been developing and managing generational assets that leave visitors with lasting impressions, balancing new urbanist principles and sustainability practices with economic viability. The nearly \$2 Billion portfolio spanning nine states consists of over 40+ properties in retail, entertainment, office, residential, hotel, and student housing environments. Stark Enterprises properties are always managed with the company's long-term investment strategy in mind and are continually recognized by customers and industry leaders as among the most well-operated and maintained in the nation. For more information, visit www.StarkEnterprises.com.

More about Stark Living:

Stark Living, the residential division of Stark Enterprises, specializes in the development, asset management and operation of multifamily communities throughout the United States. Stark Living has extensive experience in a range of asset classes that include Affordable, Student, Conventional and workforce housing. Stark Living continues to grow in all emerging markets across the United States, and its success is a direct reflection of its unwavering commitment to our residents and amenity programming that brings them all together. For more information, visit www.StarkLiving.com.

More about Arbor Construction:

Established in 1980, Arbor Construction is a wholly-owned subsidiary of Stark Enterprises in Cleveland, Ohio. As its in-house construction arm, Arbor, a full-service General Contractor, and Construction Management company, plays a pivotal role in development, from early conceptual design to budgeting, scheduling, and construction management including estimating, pre-construction, project management, and field supervision. Arbor maintains a strong portfolio of project experience ranging from Civil/Site Construction, Retail, Multifamily, Mixed-use, Office, Theaters, Hospitality, and more. For more information, visit www.ArborConstruction.com

