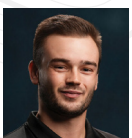


# DEVELOPMENT LAND AVAILABLE DALLAS COUNTY, IOWA



**5.30 Acres M/L**



**Brandon Tessau | IA LIC S70862000**

Brandon.Tessau@PeoplesCompany.com | 515.850.8179

Listing  
#18845

## Property Description

### 5.30 M/L ACRES ALONG HIGHWAY 141 IN GRANGER — PRIME FUTURE DEVELOPMENT SITE

Peoples Company is pleased to offer this 5.30 m/l acre development tract located along Highway 141 in Granger, Iowa — positioned squarely in the path of growth within one of the most active expansion corridors of the northwest Des Moines Metro.

This site offers strong frontage and visibility, creating an ideal platform for a wide range of future development concepts. The surrounding area continues to see sustained investment and expansion, supporting long-term demand and enhancing the property's strategic value. With utilities in the area and continued municipal infrastructure growth, the tract is well-suited for efficient site planning and phased development.

The property is currently zoned R-1. The city is open to discussing rezoning, providing the ability to advance higher-and-better-use planning. The efficient 5.30 m/l acre footprint allows for flexible layout design and maximized potential. Potential developer incentives offered.

For developers and investors seeking a well-located tract with entitlement momentum in a proven growth market, this offering represents a compelling opportunity to control a highly strategic site with strong long-term upside and the potential for multiple end uses.



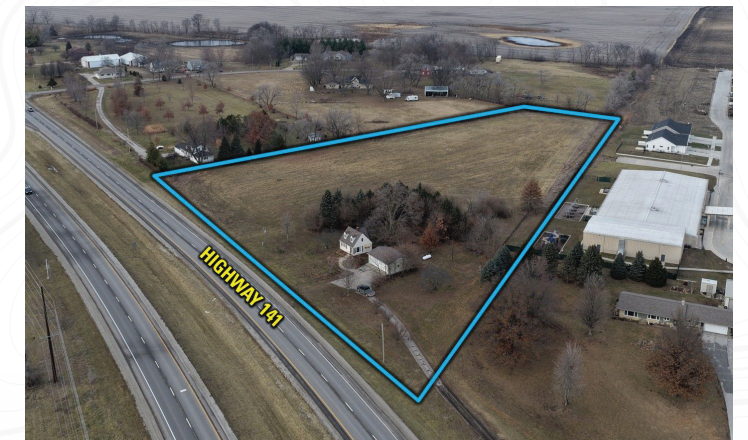
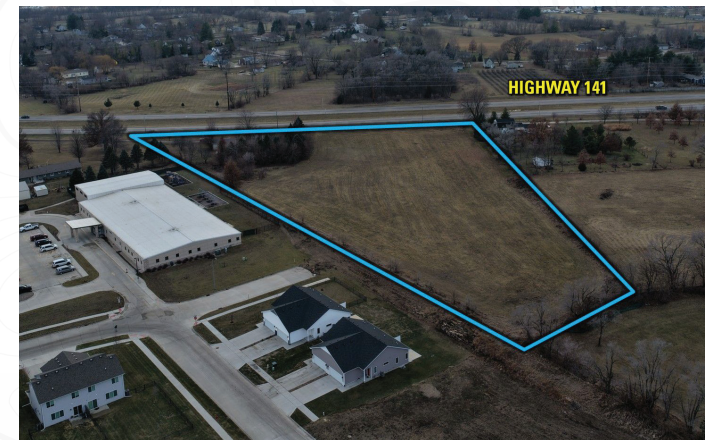
## Direction

**From the Highway 141 & Highway 17 Exchange:** Head Northwest on Highway 141 for 1.5 miles. The property sits on the right-hand side of the road. Look for the Peoples Company sign.



**PRICE: \$985,000**

**5.30 ACRES M/L**



Property is exposed to 9,500–11,000 vehicles per day.



1108 S. 44th Street, Suite 102  
Cumming, IA 50061



PeoplesCompany.com  
Listing #18845



# DEVELOPMENT LAND AVAILABLE

**LISTING #18845**

---

**Brandon Tessau | IA LIC S70862000**

Brandon.Tessau@PeoplesCompany.com | 515.850.8179

All information, regardless of source, is deemed reliable but not guaranteed and should be independently verified. The information may not be used for any purpose other than to identify and analyze properties and services. The data contained herein is copyrighted by Peoples Company and is protected by all applicable copyright laws. Any dissemination of this information is in violation of copyright laws and is strictly prohibited.