

Autumn Park Development

GRIMES | IOWA



PROPERTY FEATURES:

- **For Sale: \$12.50/SF**
- 1.74 acres Commercial land for sale, can be divided
- Corner lot with excellent visibility and future lighted intersection on Highway 44
- Build-to-suit options or strip mall space available
- Strong residential growth in the area
- Neighboring Businesses: Mercy Clinic, Anytime Fitness, & Kennybrook Village Senior Living
- Traffic going to the new Dallas Center Grimes High School and Middle School drive directly in front of this site
- Located on West 1st Street, the main access to Highway 141 in Grimes (37,000 VPD in 2016)
- Stoplight at intersection of W 1st Street and SW Brookside Drive
- Adjacent to the West 44 Townhome Project

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