

# Grimes Crossing

SE Gateway Circle & Drive  
Grimes, IA 50111  
[www.cbre.com/desmoines](http://www.cbre.com/desmoines)

Development land available for sale in the booming suburb of Grimes, Iowa. The available parcels have direct & indirect frontage to Highway 141, a major thoroughfare through Des Moines' northwest suburbs, and are also just south of the major east/west arterial through Grimes' commercial district (E 1st Street - Highway 44).

## Available Sites

- + 1651 SE 3rd St: 3.70 AC - \$9.00/SF
- + 351 SE Gateway: 3.65 AC - Pending
- + 550 SE Gateway: 1.499 AC - \$4.50/SF

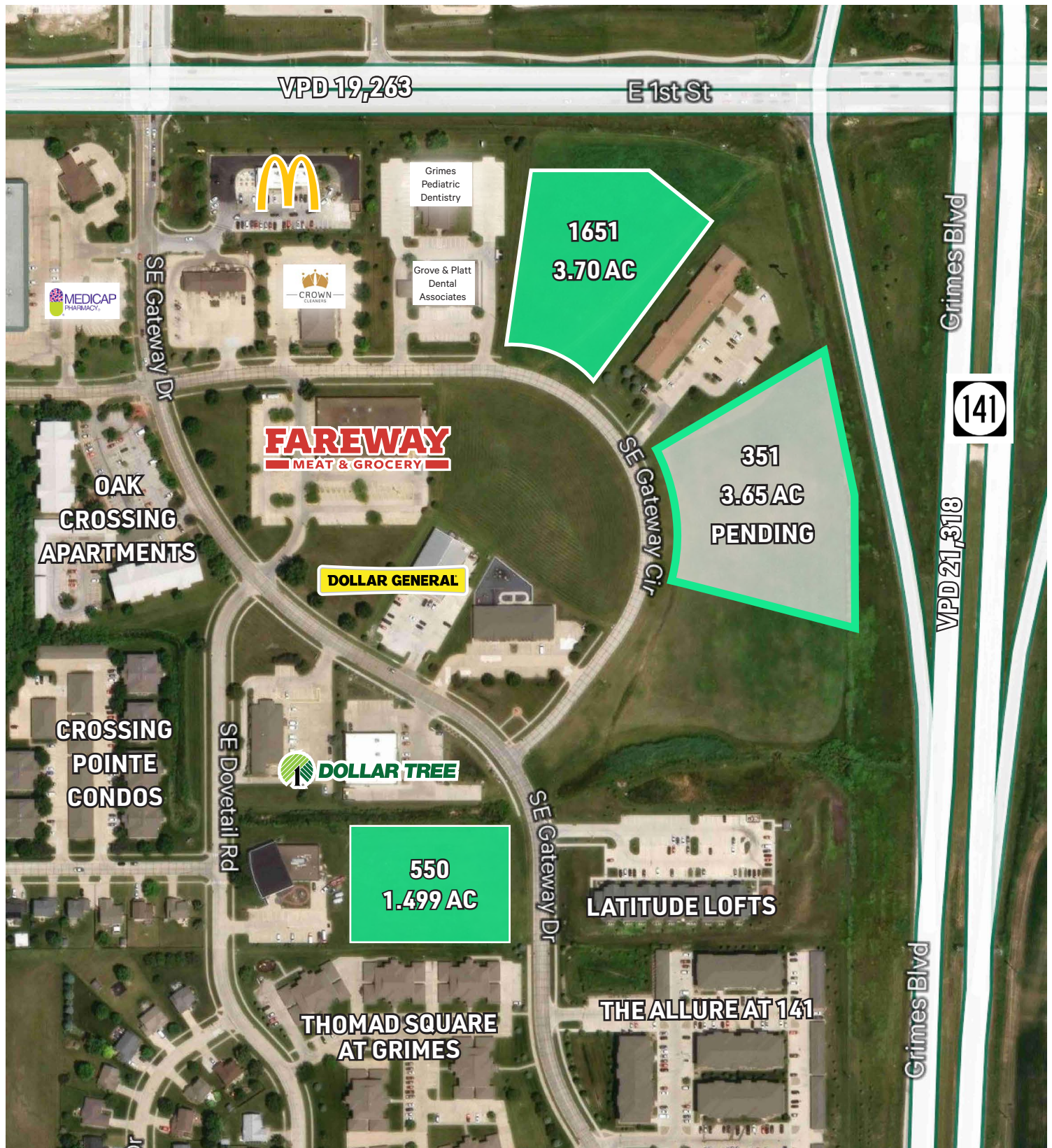
## Site Features

- + Zoning: C-2 (Commercial) & R-3 (Medium Density Residential)
- + Close proximity to Highway 141 (21,318 VPD)
- + Quick Access to E 1st Street (Highway 44) with outstanding traffic count of 19,263 vehicles daily
- + Surrounding nearby development includes Fareway, McDonald's, Dollar General, Dollar Tree, AmericInn by Wyndam, Grimes Pediatric Dentistry, and others.
- + Across street to the south of Grimes Hope District, a 200-acre development that includes Hy-Vee Grocery, a 50-acre multi-sport turf complex, and numerous other retail and office users.





# Site Plans





## Grimes Crossing

SE Gateway Circle & Drive | Grimes, IA 50111

For Sale

# Location



## Contact Us

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