



PROPERTY FEATURES:

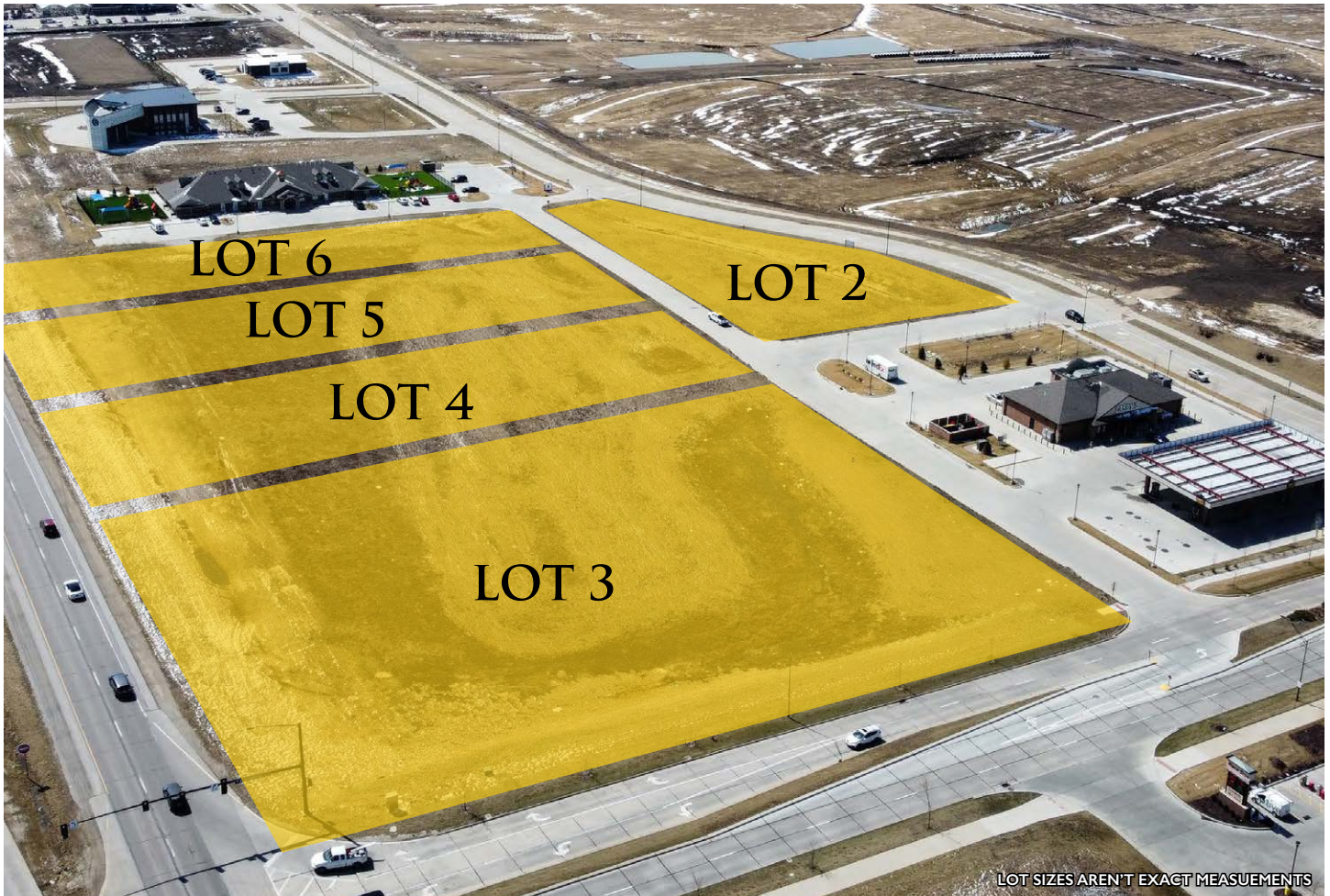
- Lot Sizes: 1.12 to 7.76 acres
- Zoning: C-2
- Highway 141 VPD: 26,426 (2020)
- Fast growing commercial & residential development
- Utilities on site
- East of the 50-acre Grimesplex, which consists of 13 full sized soccer fields, 16 baseball/softball fields, and is expected to bring in over 1,000,000 visitors per year
- Just north of the new 141 Flyover (\$65 million project)
- Neighboring businesses include: Casey's, Kwik Star, Raccoon Valley Bank, KinderCare, Earl May, Hy-Vee, Arby's, Culvers, Menards, & Wal-Mart
- Median Household Income:
1 mile \$112,641 | 3 miles \$106,446 | 5 miles \$107,103
- Total population in 2017:
1 mile 4,062 | 3 miles 24,264 | 5 miles 59,998

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LOT SIZES AREN'T EXACT MEASUREMENTS

PROPERTY FEATURES:

LOT	PRICE	SIZE
LOT #2	\$15.00/SF	1.52 acres
LOT #3	\$20.00/SF	2.85 acres
LOT #4	\$18.00/SF	1.14 acres
LOT #5	\$18.00/SF	1.13 acres
LOT #6	\$18.00/SF	1.12 acres

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