



M-KEDS DEVELOPMENT

Lots for Sale

HWY 141 & Gateway Drive, Grimes, IA 50111

MATT LUNDBERG, SIOR, CCIM
Senior Vice President
+1 515 556 8088
mlundberg@iowaca.com

JOHN VIGGERS, CCIM, CPM, CRE
Senior Vice President
+1 515 778 2605
jviggers@iowaca.com



**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

PROPERTY OVERVIEW

A growing suburb of Des Moines, Grimes offers an attractive setting for development. This land development features 9 prime lots, ranging from 1 to 4 acres, ideal for industrial, retail, and office users. Located just to the north of I-80/35 on HWY 141, M-KEDS offers excellent visibility and easy access to all parts of the Des Moines Metro.

Potential Uses:

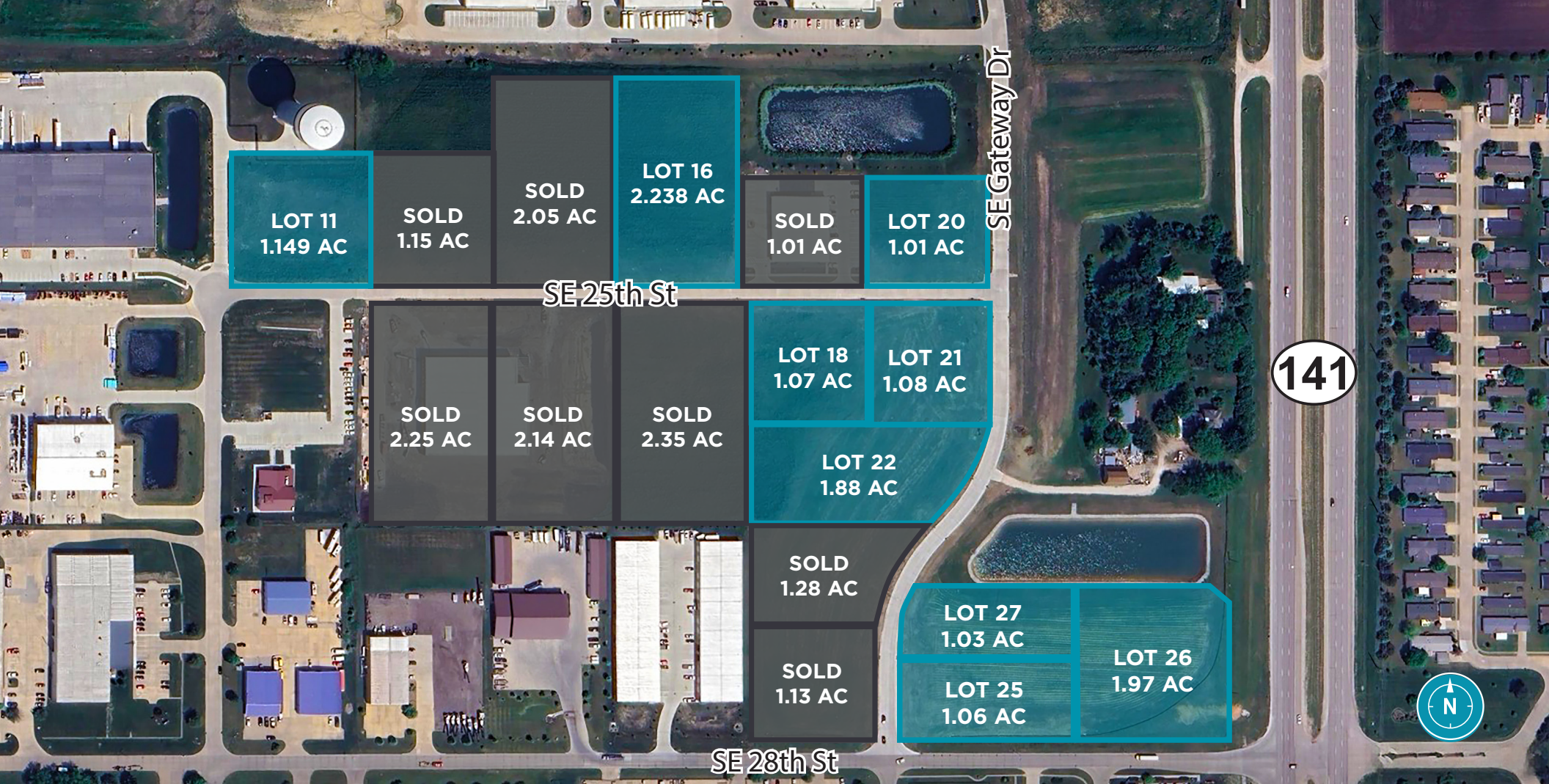
- Light Industrial
- Retail
- Office

Traffic Counts:

HWY 141: 34,152 VPD

I-80/35: 104,227 VPD





Lot #	Acres	Square Feet	PSF
11	1.149	49,981	\$8.00
16	2.238	97,400	\$8.00
18	1.072	46,632	\$9.00
20	1.01	43,935	\$10.00
21	1.077	46,849	\$10.00
22	1.88	81,780	\$10.00
25	1.06	46,110	\$14.00
26	1.97	85,695	\$14.00
27	1.03	44,805	\$14.00



AREA MAP

LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Population	4,535	46,430	118,340
AVG. HH Income	\$81,385	\$129,297	\$1114,902
Total Households	1,779	17,455	45,505
Total Employees	3,425	24,279	78,438



GRIMES, IA

Grimes is one of the fastest growing cities in Iowa. There are many reasons for this dramatic growth, and they are resulting in a truly great community to live comfortably, have an active lifestyle, and/or raise a family. The Grimes community is comprised of great neighborhoods, excellent schools, and enjoyable destinations that make living here fun and meaningful.

Grimes is conveniently located in the Des Moines Metro, just off I-35/I-80, which connect it to major cities across the U.S.



MATT LUNDBERG, SIOR, CCIM
Senior Vice President
+1 515 556 8088
mlundberg@iowaca.com

JOHN VIGGERS, CCIM, CPM, CRE
Senior Vice President
+1 515 778 2605
jviggers@iowaca.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.

3737 Woodland Avenue, Suite 100
West Des Moines, IA 50266
Main +1 515 309 4002
iowacommercialadvisors.com