

Hwy 141 & SE 19th Street

Grimes, Iowa 50111

Property Highlights

- Prime development ground; retail, high-density residential, and industrial/flex land
- Located on the east side of Highway 141 at the intersection of SE 19th Street
- Average daily traffic counts - Highway 141: 44,000; SE 19th Street: 10,000
- Zoning: Commercial - Light Industry

Location Description

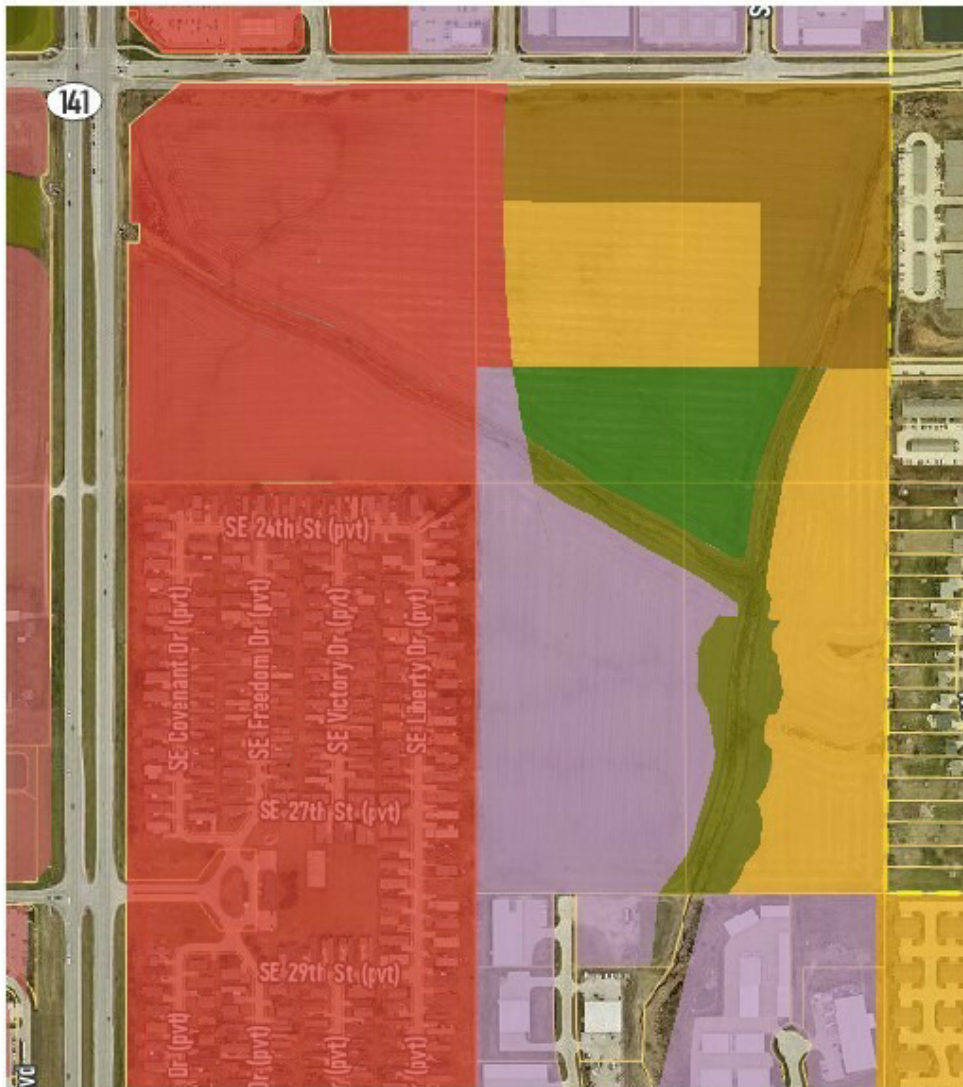
Located in the thriving NW Suburban market of Grimes. The area surrounding the property offers a blend of convenience and opportunity. With frontage on Highway 141, the location provides easy access for businesses and customers alike, making it a prime investment development opportunity. Nearby points of interest include the Grimes Marketplace, the 9th Street District, and the Grimes Sports Complex, all of which contribute to the area's appeal as a dynamic and growing community for investors seeking strategic commercial real estate development opportunities.

OFFERING SUMMARY	
Sale Price	\$20,087,423
Lot Size	111.72 Acres

DEMOGRAPHICS		
Stats	Population	Avg. HH Income
1 Mile	7,832	\$103,260
3 Miles	43,625	\$160,933
5 Miles	105,647	\$143,100

For more information
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Future Land Use – Hunter Farms ground



Legend 1

Area Plan FLU View

- Business Parks (BP)
- Civic (CIV)
- General Commercial (COM)
- Downtown/Governor's District
- Future Greenway (FGW)
- Future Parks & Rec (FPARKS)
- Greenway (GW)
- High Density Residential (HDR)
- General Industrial (GI)
- Low Density Residential (LDR)
- Light Industrial (LI)
- Medium Density Residential (MDR)

Nearby Businesses



Location Maps

