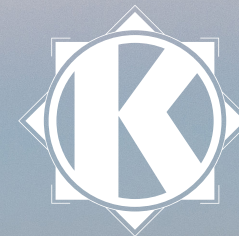


FOR SALE DESTINATION *ridge*

Grimes, Iowa 50111



KNAPP
PROPERTIES



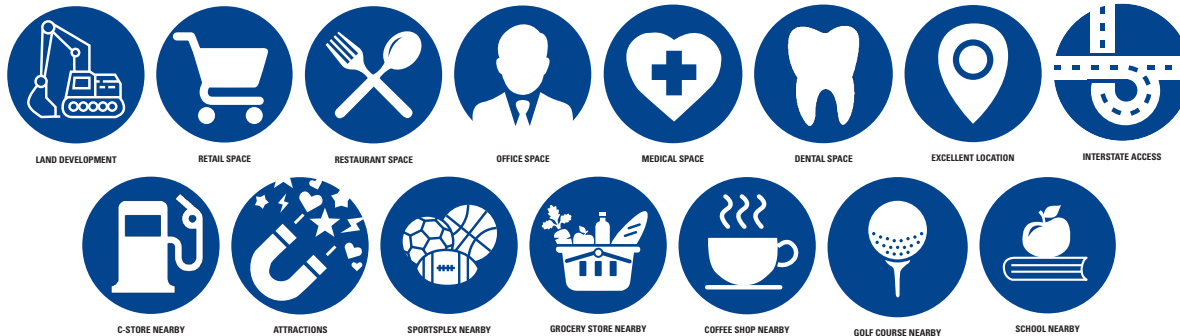
COMMERCIAL DEVELOPMENT LAND
UP TO 61.43 ACRES

*North of SE 11th Street, South of E 1st Street,
East & West of SE Destination Drive*

KOREY BIRKENHOLTZ
515.480.6596
korey@knapplc.com
Licensed in IA

ANGIE TESSAU, CCIM, SIOR
515.707.6889
angiet@knapplc.com
Licensed in IA

DESTINATION RIDGE FOR SALE



DESTINATION RIDGE AVAILABILITY

**DEVELOPMENT
LAND
RETAIL & COMMERCIAL
UP TO 61.43 ACRES**

**Plat 2
Lot 2**
1.51 Acres
\$8 PSF

**Plat 5
Outlot Z**
6.24 Acres
\$5 PSF

**Plat 7
(PROPOSED)
Outlot Z**
20.81 Acres
\$5-7 PSF

**Plat 6
Outlot Z**
31.25 Acres
\$7-11.50 PSF

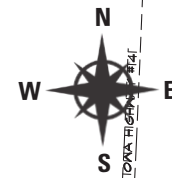
**Plat 6
Lot 1**
1.62 Acres
\$12 PSF

ANGIE TESSAU, CCIM, SIOR

515.707.6889
angiet@knapple.com

KOREY BIRKENHOLTZ

515.480.6596
korey@knapple.com



DESTINATION RIDGE IN GOOD COMPANY



DEMOGRAPHICS


DESTINATION RIDGE

5 mile radius

INCOME


\$100,083
Median Household Income


\$293,503
Median Net Worth



\$282,749
Median Home Value


\$79,234
Median Disposable Income

EDUCATION


51%
Bachelor's/Grad/Prof Degree

BUSINESS


3,060
Total Businesses



46,826
Total Employees

KEY FACTS



1,043.4
Population



82,480
Total Daytime Population


38.0
Median Age



30,888
Households

TRAFFIC

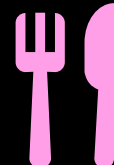

28,900
Highway 141


21,800
East 1st Street


EMPLOYMENT


2.4%
Unemployment Rate

nearby ATTRACTIONS



112
Restaurants



13
Bars and Pubs


14
Coffee Shops


10
Grocers


37
C-Stores


45
Retail Shopping


25
Hotels


18
Attractions/
Entertainment

Average Annual Spend per Household on Eating Out


\$497
Breakfast


\$1,569
Lunch


\$2,416
Dinner

Destination Ridge is located at the lighted hard corner, along the heavily traveled East 1st Street with high visibility from Highway 141. Destination Ridge is surrounded by a ton of great restaurants, Iowa's largest Hy-Vee, GrimesPlex, and many more future businesses!

DESTINATION *ridge*

Grimes, Iowa 50111



ANGIE TESSAU, CCIM, SIOR
515.707.6889
angiet@knappc.com



KOREY BIRKENHOLTZ
515.480.6596
korey@knappc.com

All interested parties acknowledge that neither Seller nor any of Seller's officers or directors, nor Seller's employees, agents, representatives, or any other person or entity acting on behalf of Seller (hereafter, such persons and entities are individually and collectively referred to as the "Seller"), have made any representations, warranties or agreements (express or implied) by or on behalf of Seller as to any matters concerning the Property, the economic results to be obtained or predicted, or the present use thereof or the suitability for the possible intended use of the Property. Any documents furnished by Seller relating to the Property shall be deemed furnished as a courtesy to any interested party but without warranty or representation from Seller. All work done in connection with preparing the Property for the uses intended by any interested party shall be obtained and paid for by, and shall be the sole responsibility of the interested party. All investigations of proposed governmental laws and regulations, including land use laws and regulations to which the Property may be subject, shall be based on the review and determination of the applicability and effect of such laws and regulations by the interested party. Seller makes no representations concerning such laws and regulations.