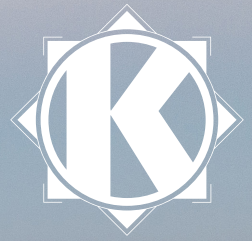


FOR SALE **DESTINATION** *ridge*

Grimes, Iowa 50111



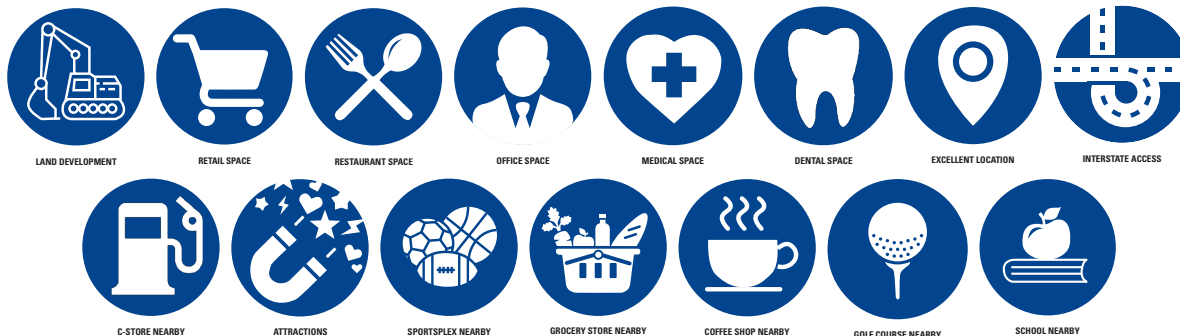
COMMERCIAL DEVELOPMENT LAND
UP TO 61.43 ACRES

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

KOREY BIRKENHOLTZ
515.480.6596
korey@knapple.com
Licensed in IA

ANGIE TESSAU, CCIM, SIOR
515.707.6889
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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

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The Reserve.
by Destination Pointe

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

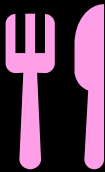

28,900
Highway 141


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



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