

Grimes Crossing

351-451 SE Gateway Circle
 Grimes, IA 50111
www.cbre.com/desmoines

Two lots totalling 6.99 acres of commercial development land available for sale in the booming suburb of Grimes, Iowa. The parcels have direct frontage to Highway 141, a major thoroughfare through Des Moines' northwest suburbs, and also just south of the major east/west arterial through Grimes' commercial district (E 1st Street - Highway 44).

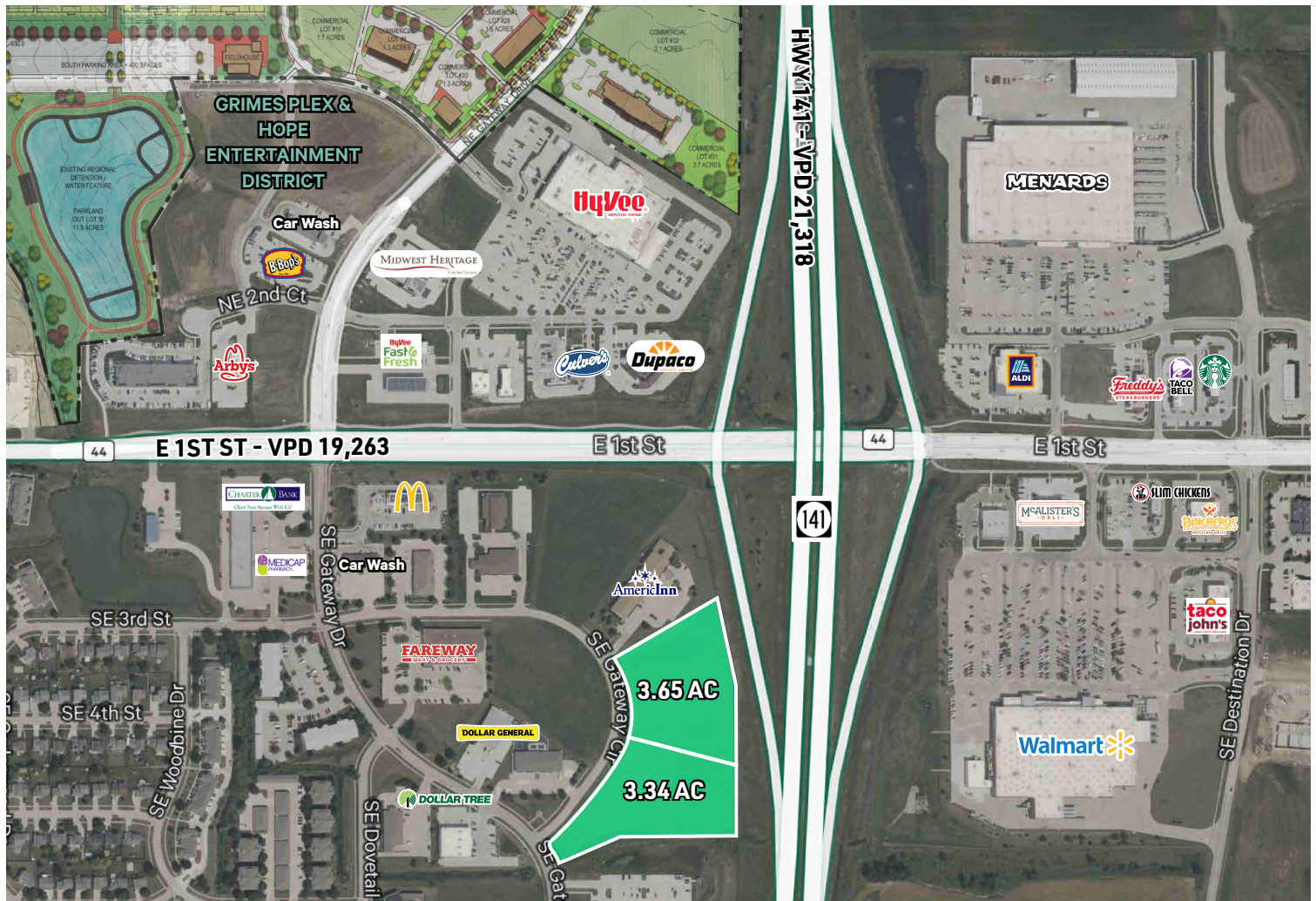
Site Features

- + Zoning: C-2 (Commercial)
- + Direct frontage to Highway 141 (21,318 VPD)
- + Quick Access to E 1st Street (Highway 44) with outstanding traffic count of 19,263 vehicles daily
- + Surrounding nearby development includes Fareway, McDonald's, Dollar General, Dollar Tree, AmericInn by Wyndam, Grimes Pediatric Dentistry, and others.
- + Across street to the south of Grimes Hope District, a 200-acre development that includes Hy-Vee Grocery, a 50-acre multi-sport turf complex, and numerous other retail and office users.

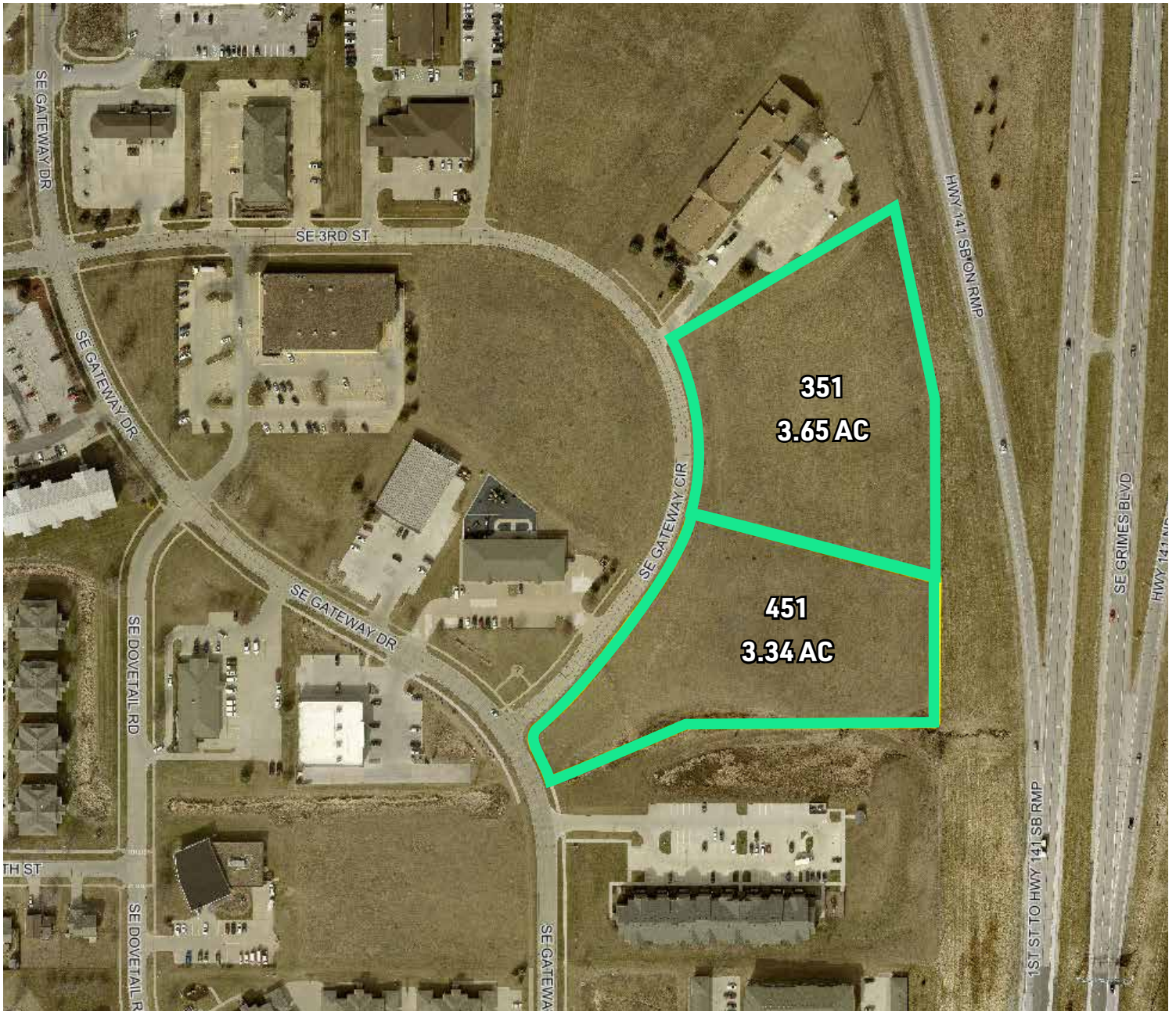
Available Site Sale Price

- + 351 SE Gateway: 3.65 AC
- + 451 SE Gateway: 3.34 AC
- + Total of 6.99 AC available

+ \$7.00/SF



Site Plans



Grimes Crossing

351-451 SE Gateway Circle | Grimes, IA 50111

For Sale

Location



Contact Us

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