



# Commercial Land for Sale

Lang Creek Crossing  
NEC of I-80 & West Street  
Grinnell, Iowa 50112

## Prime Development Land for Sale in Grinnell, Iowa

Up to 24.66 acres of commercial land for sale in Grinnell with convenient access to I-80.

<b>Address</b>	NEC of I-80 & West Street
<b>Location</b>	Grinnell, Iowa 50112
<b>County</b>	Poweshiek
<b>Size</b>	+/- 1.45 – 24.66 acres
<b>Sale price</b>	\$2.00-\$12.00/SF
<b>Zoning</b>	C-1 (general commercial)

**Notes**

- Grinnell is the halfway point between Des Moines and Iowa City, and is 15 minutes from the Iowa Speedway in Newton
- Grinnell College is a private university with 1,700 students enrolled and is consistently ranked among the best liberal arts colleges in the nation

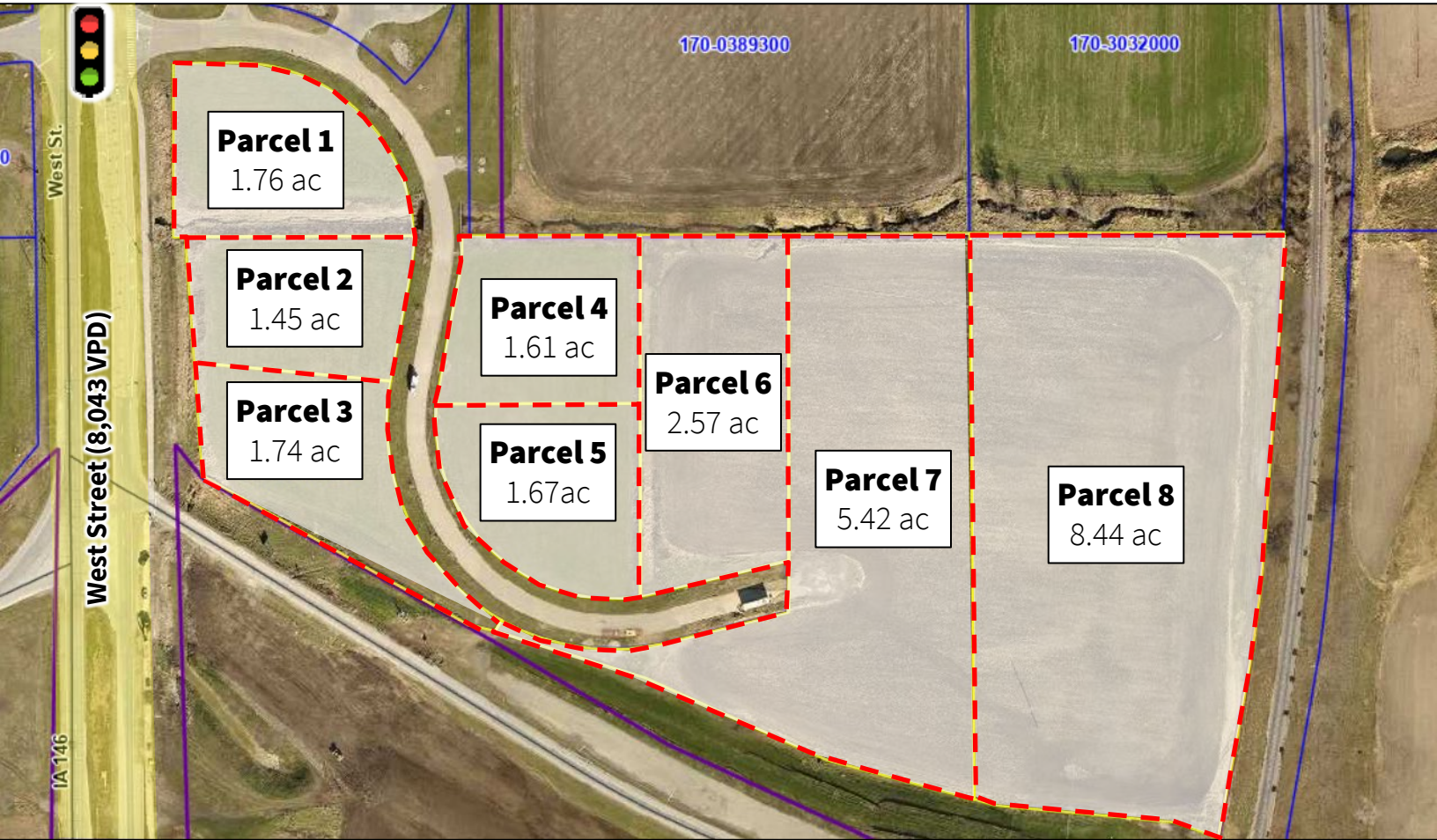
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# Site plan



## Availabilities

Parcel #	Property	Sale Price PSF
1	1.76 acres	\$12.00/SF
2	1.45 acres	\$10.00/SF
3	1.74 acres	\$10.00/SF
4	1.61 acres	\$ 8.00/SF
5	1.67 acres	\$ 8.00/SF
6	2.57 acres	\$3.50/SF
7	5.42 acres	\$ 3.00/SF
8	8.44 acres	\$2.00/SF

# Grinnell, Iowa



## Demographics

	10 Miles	20 Miles	30 Miles
Population	14,566	50,618	142,470
Households	5,823	20,199	55,765
Average HH Income	\$60,977	\$60,287	\$60,852

## Traffic counts

Interstate 80	29,079 VPD
West Street	8.043 VPD
Highway 6	6,516 VPD

## JLL contacts

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