



Commercial Land for Sale

SEC of HWY 141
& Beaverbrook Blvd.
Grimes, Iowa
50111

Prime Development Land for Sale in Grimes

Up to 10.39 acres of commercial land for sale in Grimes with convenient access to Highway 141 and I-80/35; located adjacent to multiple single-family and multi-family housing developments, retail, office, commercial, and hospitality.

Address SEC of HWY 141 & Beaverbrook Blvd.

Location Grimes, Iowa 50111

Size +/- 1.3 - 10.39 acres

Sale price \$10.00-\$17.00/SF

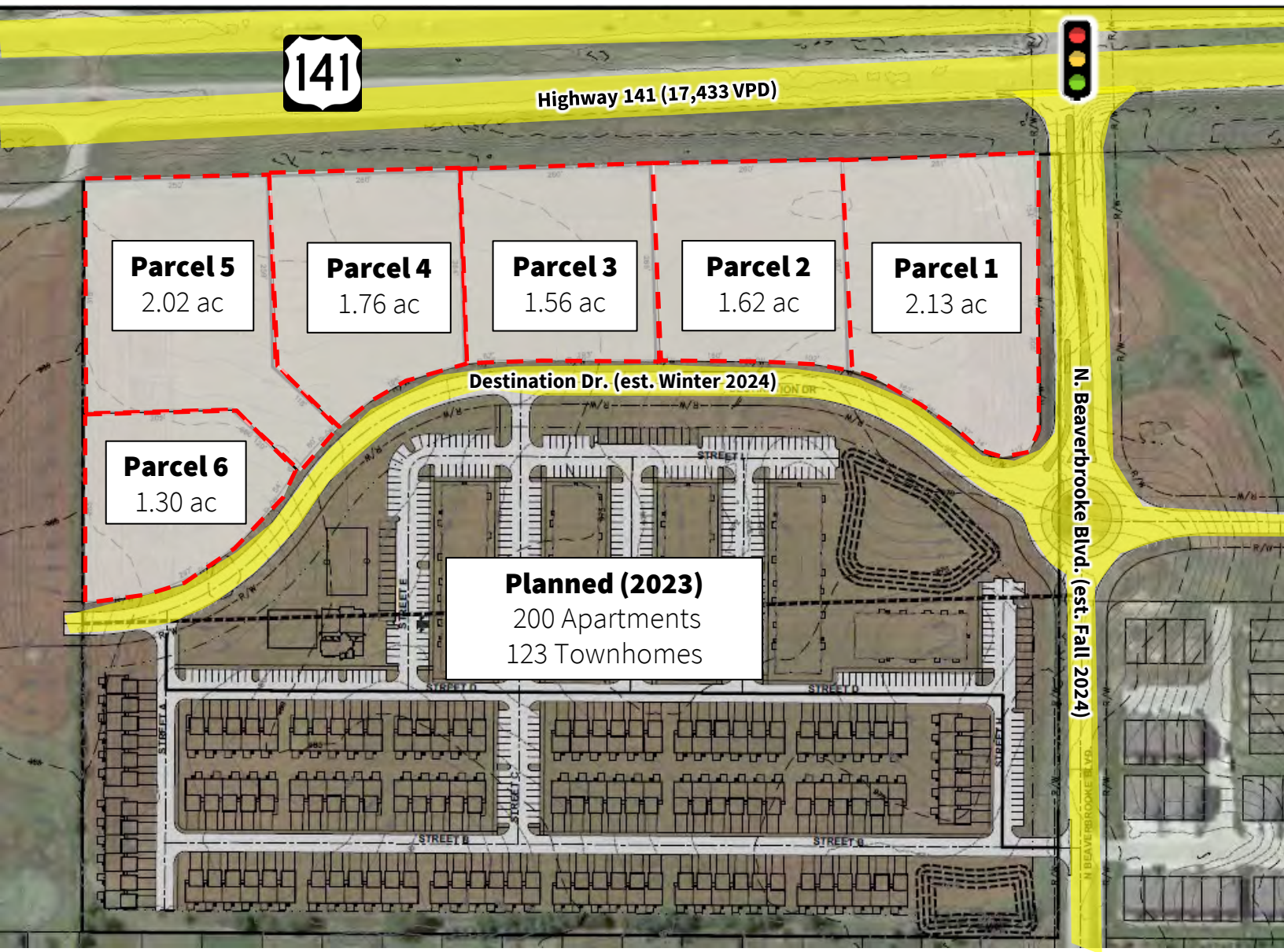
Property information

- Controlled Intersection
- Located in Grimes on the SEC of Highway 141 and NE Beaverbrook, north of Menards
- Immediately east of the 50-acre sports complex – Grimesplex (opening Fall 2023)

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Availabilities

Parcel #	Property	Sale Price PSF
1	2.13 acres	\$17.00/SF
2	1.62 acres	\$13.00/SF
3	1.56 acres	\$13.00/SF
4	1.76 acres	\$13.00/SF
5	2.02 acres	\$12.00/SF
6	1.30 acres	\$10.00/SF

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Location



Demographics

	1 Mile	3 Miles	5 Miles
Population	5,579	29,876	67,448
Households	2,153	10,985	25,459
Average HH Income	\$108,807	\$103,934	\$103,661

Traffic counts

Highway 141	17,433 VPD
E 1 st Street	21,800 VPD
I-80/35	85,069 VPD

JLL contacts

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