

# Autumn Park Development

GRIMES | IOWA



**PROPERTY FEATURES:**

- **For Sale: \$12.50/SF**
- 1.74 acres Commercial land for sale, can be divided
- Corner lot with excellent visibility and future lighted intersection on Highway 44
- Build-to-suit options or strip mall space available
- Strong residential growth in the area
- Neighboring Businesses: Mercy Clinic, Anytime Fitness, & Kennybrook Village Senior Living
- Traffic going to the new Dallas Center Grimes High School and Middle School drive directly in front of this site
- Located on West 1st Street, the main access to Highway 141 in Grimes (37,000 VPD in 2025)
- Stoplight at intersection of W 1st Street and SW Brookside Drive
- Adjacent to the West 44 Townhome Project

STANBROUGH REALTY COMPANY  
2775 86th Street  
Urbandale, Iowa 50322  
StanbroughRealty.com | 515.334.3345

JEFF STANBROUGH  
CCIM, CPM  
515.202.6649  
Jeff@StanbroughRealty.com

ANDREW MCCUNE  
515.402.1642  
Andrew@StanbroughRealty.com