



# Commercial Land for Sale

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

## Prime Development Land for Sale in Grimes

Up to 5.31 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** +/- 1.56 - 5.31 acres

**Sale price** \$13.00-\$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 – Hy-Vee Multiplex

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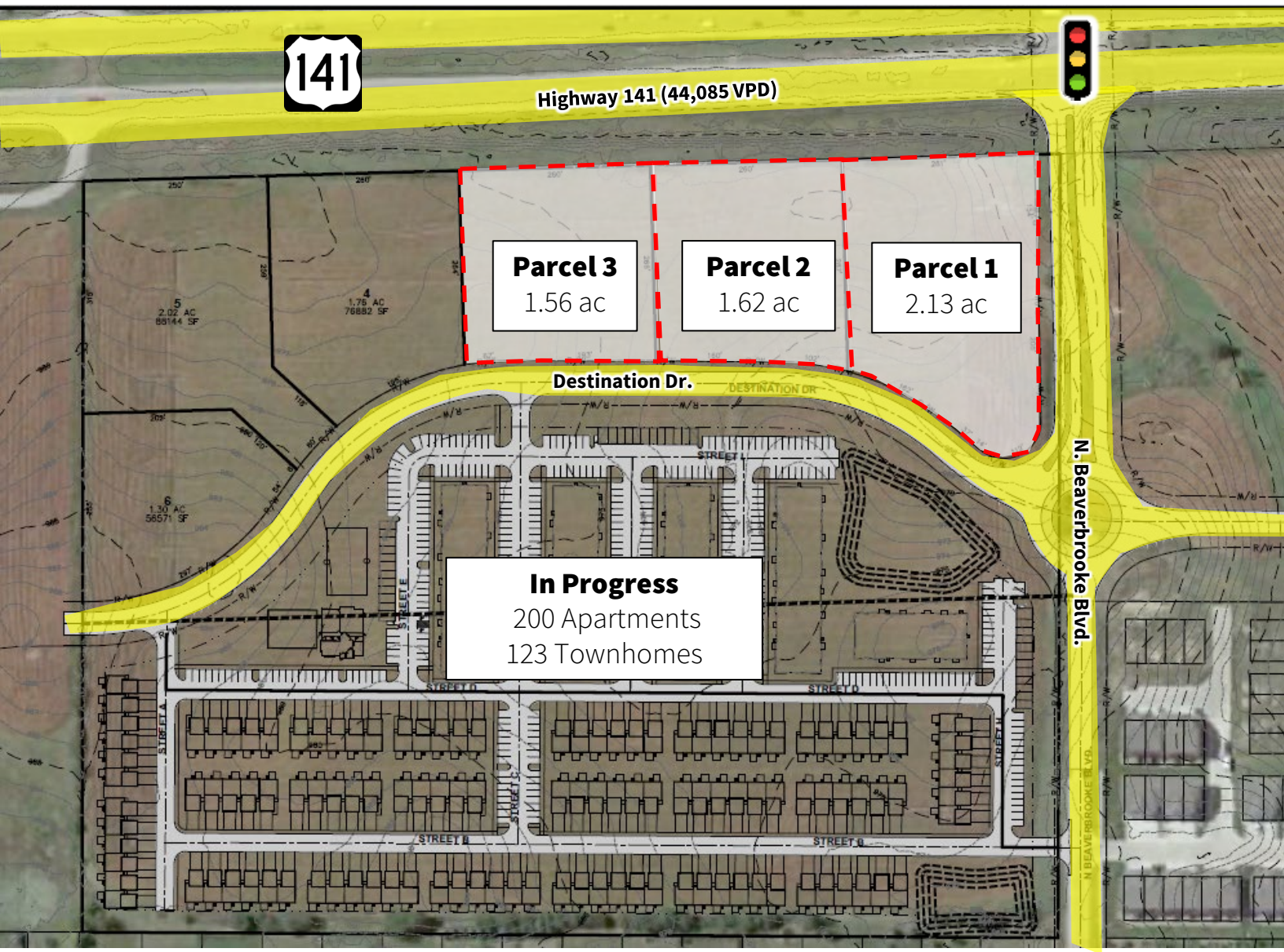
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Availabilities

| 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     |

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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              | 44,085 VPD |
| E 1 <sup>st</sup> Street | 21,800 VPD |
| I-80/35                  | 85,069 VPD |



## JLL contacts

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