

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
- 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
- Build-to-suit options or strip mall space available
- 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
- Total population in 2026:
1 mile 6,424 | 3 miles 26,541 | 5 miles 64,321
- Median Income in 2026:
1 mile \$129,370 | 3 miles \$114,84 | 5 miles \$129,695

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