



### PROPERTY FEATURES:

- **For Sale: \$450,000**
- 2.55 acre property includes fully buildable Lot 1 at 1.35 acres and the 1.23 acre Outlot Z, consisting of all the stormwater detention needed for Lot 1 (already constructed and stabilized)
- Build to Suit and Build to Lease options available
- Zoned C-2 General and Highway Service Commercial District
- Located adjacent to Kum & Go in the heart of Grimes, just off Highway 44 / E 1st Street
- Overlooks a large 12 acre City Park with pond and walking trails now under construction

### NEWBLOOD DEVELOPMENT

10888 Hickman Road, Suite 3B  
Clive, Iowa 50325 | 515.334.3345  
NewbloodDevelopment.com

### JEFF STANBROUGH

CCIM, CPM  
515.202.6649  
Jeff@NewbloodDevelopment.com

### ERIC GRUBB

CCIM  
515.975.7441  
Eric@NewbloodDevelopment.com