

For Sale  
Land  
\$5.25 / SF



## PRINCETON BUSINESS PARK

Grimes, Iowa 50111

### Property Highlights

- Development Land
- M - 1A Zoning
- Fully Developed Lots
- All Utilities Available
- Located Just East of HWY 141
- Convenient access to I-80/35

### Available Lots

Lots	Sale Price	Size
Lot 6	\$5.25 PSF	1.55 Acres

### OFFERING SUMMARY

Sale Price	\$5.25 / SF
Lot Size	1.54 Acres

### DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	1,916	\$94,373
5 Miles	70,369	\$100,695
10 Miles	301,320	\$85,472

For more information

**John Knapp, SIOR**

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# PRINCETON SUBDIVISION, PLAT NO.1, 2 & 3

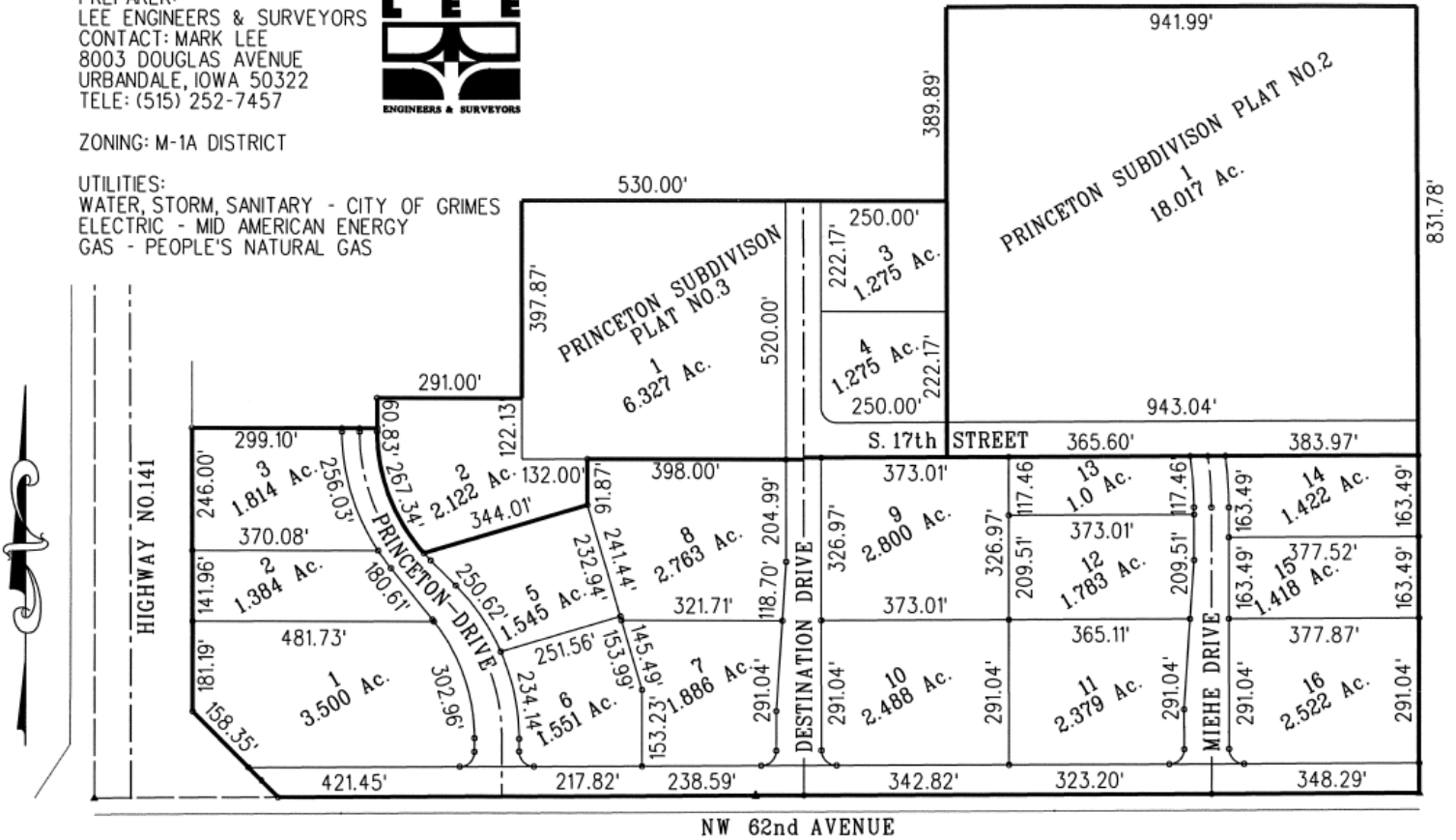
OWNER: (DEVELOPER)  
 NEWARK LAND TRUST  
 CONTACT: WILLIS VANZEE  
 P.O. BOX 373  
 JOHNSTON, IOWA 50131

PREPARER:  
 LEE ENGINEERS & SURVEYORS  
 CONTACT: MARK LEE  
 8003 DOUGLAS AVENUE  
 URBANDALE, IOWA 50322  
 TELE: (515) 252-7457

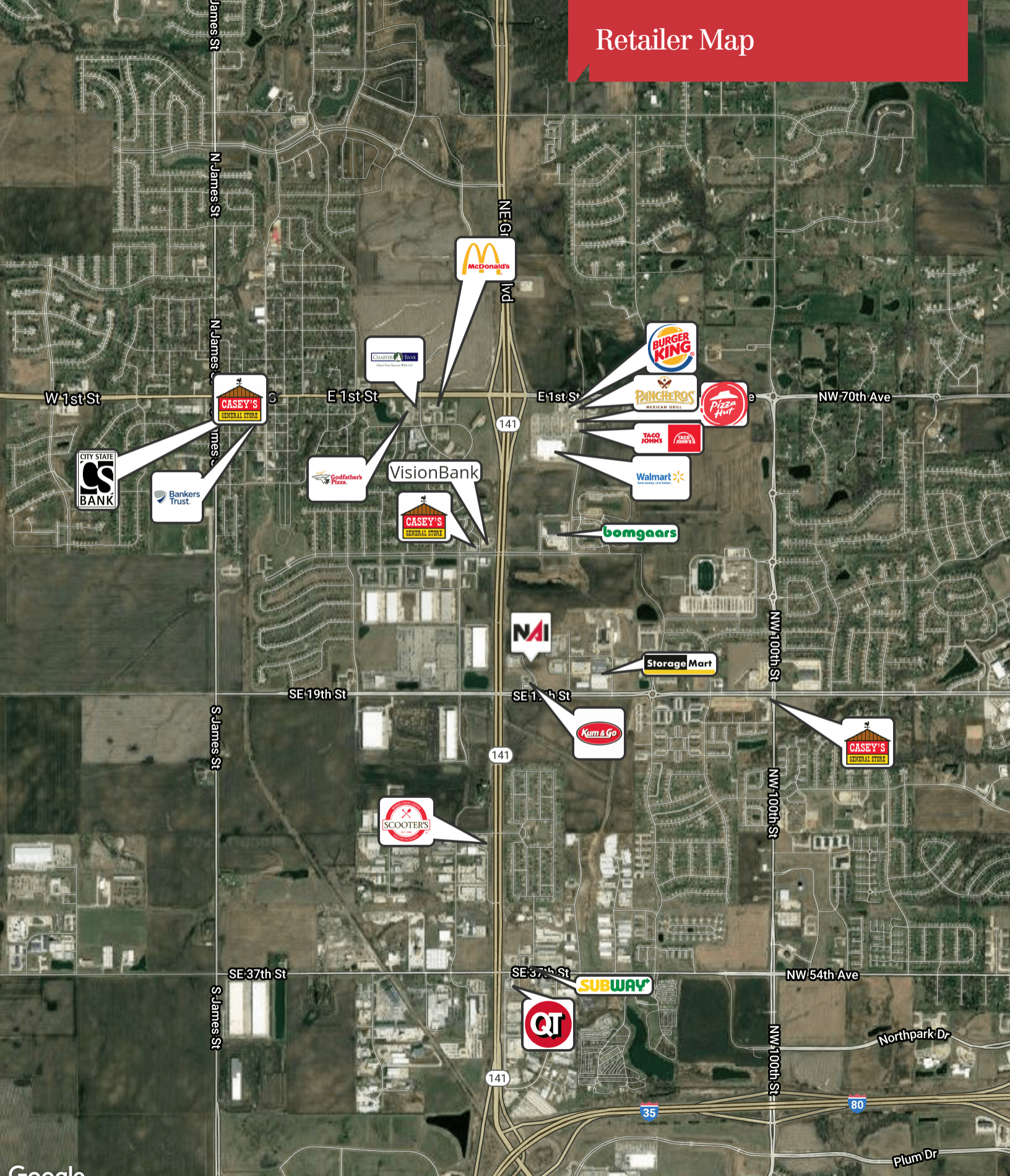


ZONING: M-1A DISTRICT

UTILITIES:  
 WATER, STORM, SANITARY - CITY OF GRIMES  
 ELECTRIC - MID AMERICAN ENERGY  
 GAS - PEOPLE'S NATURAL GAS

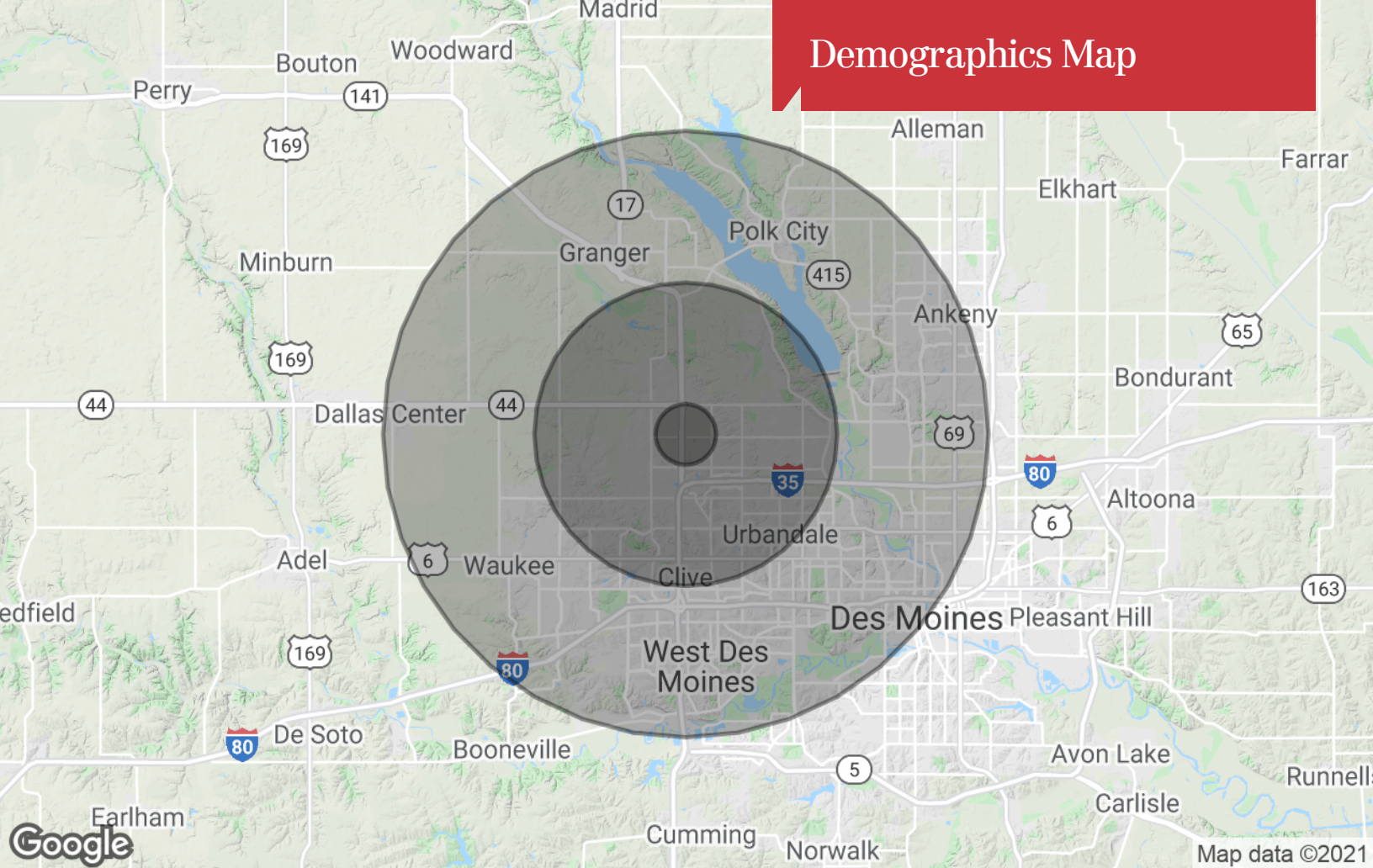


# Retailer Map



Google Map data ©2021 Google Imagery ©2021, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, USDA Farm Service Agency

# Demographics Map



## Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	1,916	70,369	301,320
MEDIAN AGE	33.9	36.9	35.5
MEDIAN AGE (MALE)	35.0	36.8	34.7
MEDIAN AGE (FEMALE)	33.5	37.1	36.3

## Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	707	26,869	122,619
# OF PERSONS PER HH	2.7	2.6	2.5
AVERAGE HH INCOME	\$94,373	\$100,695	\$85,472
AVERAGE HOUSE VALUE	\$245,776	\$229,575	\$209,534

## Race

	1 Mile	5 Miles	10 Miles
% WHITE	93.6%	93.1%	90.8%
% BLACK	1.9%	2.0%	3.9%
% ASIAN	4.1%	3.9%	3.7%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.1%
% OTHER	0.4%	1.0%	1.5%

## Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	2.4%	2.3%	3.9%

\* Demographic data derived from 2010 US Census



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