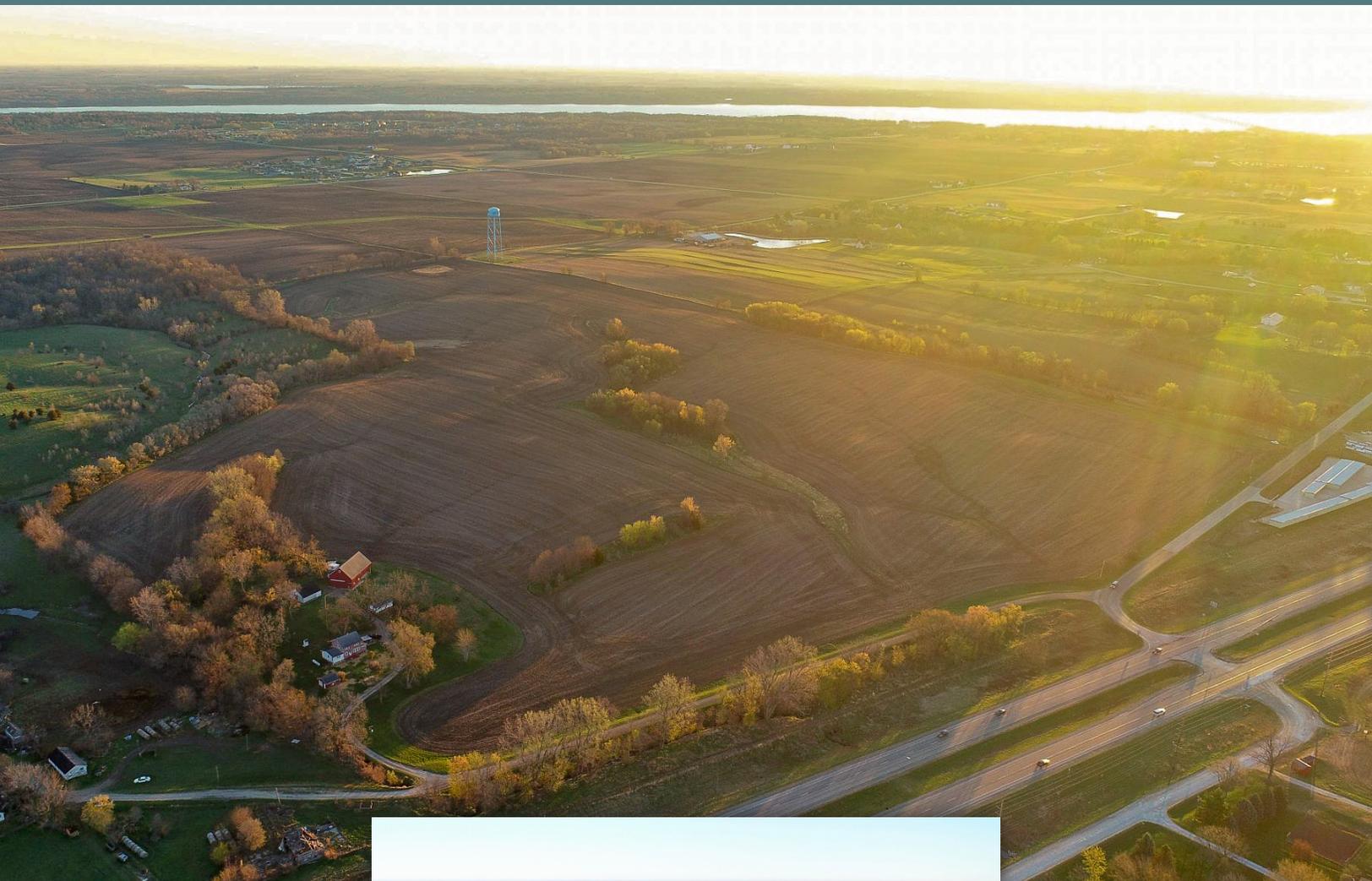


80

ACRES M/L

DEVELOPMENT LAND AVAILABLE

Polk County, Iowa



ANDREW ZELLMER

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DEVELOPMENT LAND AVAILABLE

Polk County, Iowa

80

ACRES M/L

DESCRIPTION

Offering 80 acres m/l (to be surveyed) of transitional development land located on the north side of US Hwy 141 between Granger, Iowa and Johnston, Iowa. Property is adjacent to the Granger city limits which would allow for routine annexation into the city. Utilities are located at or nearby the site with potential for sewer to gravity flow to the recently installed pump station on the southeast corner of the Twin Eagles Point Subdivision west of this property. Water would be provided by the City of Granger.

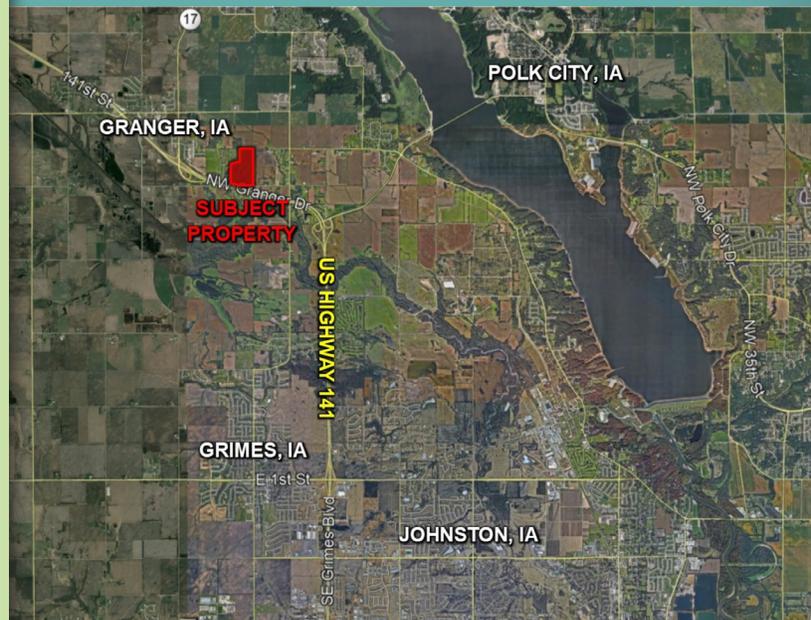
This tract is currently being farmed and includes approximately 70.81 tillable acres with a CSR2 rating of 74.6. Future land uses identified for this property include Mixed-Density Residential, Multi-Family Residential, and Highway Commercial. US Hwy 141 offers unparalleled visibility with over 17,100 cars passing by this property per day (Source: 2016 Iowa DOT Traffic Counts Study).

The corridor between Johnston and Granger will be the benefactor of the DSM Metro continuing to grow as well as a recent 1,461 acre annexation and subsequent infrastructure extensions by the city of Johnston. For the years 2017 and 2018, the city of Johnston and city of Granger have a combined total of 178 single family building permits along with several permits issued for multi-family and townhouse housing units, 337 single family lots developed, and over \$36M of new commercial building permit valuation.

Be sure to check attachments at PeoplesCompany.com for corresponding maps regarding the potential sewer extension and location, current zoning, future zoning, and others.

DIRECTIONS

From Granger, IA travel approximately 1.5 miles east on US Highway 141. Then turn north onto NW 102 Avenue, once turned north you will be directly facing the property on the north side of the road. From Interstate 80 take exit 127 north to Highway 141 for approximately 7.5 miles. Turn north onto NW 102 Avenue, once turned north you will be directly facing the property on the north side of the road.

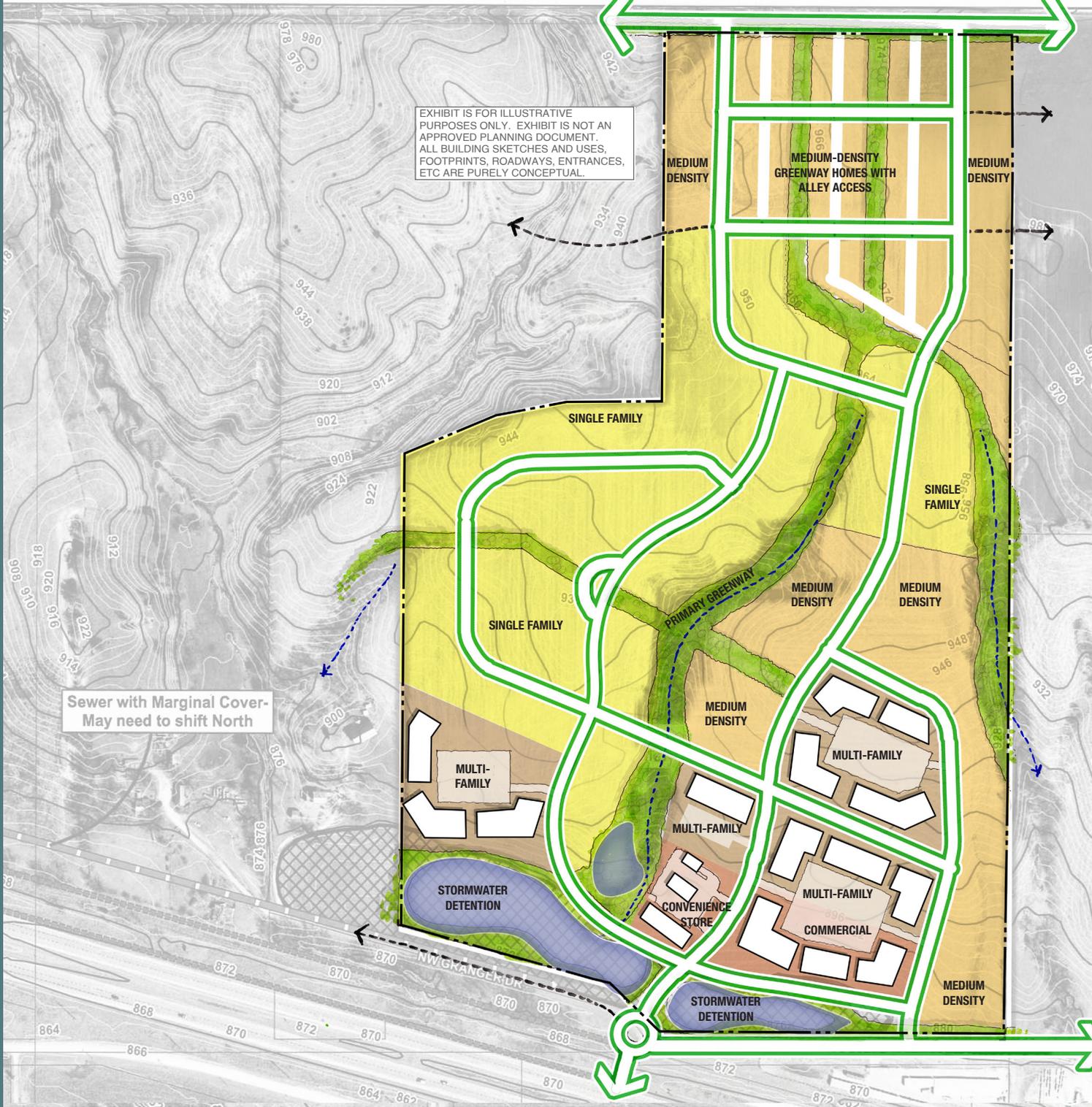


Price: **\$1,584,000**

Price/Acre: **\$19,800**

Est. Net Taxes: **\$1,974**

CSR2 Rating: **74.60**



PLANNING • DESIGN

East Granger Development Framework Diagram

May 22, 2019



Property Address: 102ND AVENUE | GRANGER, IOWA 50109

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Clive, IA 50325
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80

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