

DEVELOPMENT LAND AVAILABLE DALLAS COUNTY, IOWA



5.30 Acres M/L



Brandon Tessau | IA LIC S70862000

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Listing
#18845

Property Description

5.30 M/L ACRES ALONG HIGHWAY 141 IN GRANGER — PRIME FUTURE DEVELOPMENT SITE

Peoples Company is pleased to offer this 5.30 m/l acre development tract located along Highway 141 in Granger, Iowa — positioned squarely in the path of growth within one of the most active expansion corridors of the northwest Des Moines Metro.

This site offers strong frontage and visibility, creating an ideal platform for a wide range of future development concepts. The surrounding area continues to see sustained investment and expansion, supporting long-term demand and enhancing the property's strategic value. With utilities in the area and continued municipal infrastructure growth, the tract is well-suited for efficient site planning and phased development.



The property is currently zoned R-1. The city is open to discussing rezoning, providing the ability to advance higher-and-better-use planning. The efficient 5.30 m/l acre footprint allows for flexible layout design and maximized potential. Potential developer incentives offered.

For developers and investors seeking a well-located tract with entitlement momentum in a proven growth market, this offering represents a compelling opportunity to control a highly strategic site with strong long-term upside and the potential for multiple end uses.



Property is exposed to 9,500–11,000 vehicles per day.

Direction

From the Highway 141 & Highway 17 Exchange: Head Northwest on Highway 141 for 1.5 miles. The property sits on the right-hand side of the road. Look for the Peoples Company sign.



PRICE: \$985,000

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An aerial photograph of a large, open, brown field, likely a mix of grass and dry soil. In the background, there is a line of bare trees. To the right, there is a cluster of modern houses with dark roofs, surrounded by some smaller buildings and a fence. The sky is overcast.

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