

DEVELOPMENT LAND  
FOR SALE

SPRINGVILLE

151

151

CEDAR RAPIDS &  
MARION

DUBUQUE

BOLTON MANOR RD

SPRINGVILLE RD

SITE LOCATION

# AVAILABLE

NE Corner of Springville Road and Bolton Manor Road, Springville, Iowa

Exceptional opportunity to purchase from **38 up to 279 acres** of prime development land situated in Cedar Rapids Metro Area in the **city of Springville**. This expansive collection of parcels, boasting convenient access to Highway 151, Highway 100, Highway 30 and I-380, will be the **first accessible property** south of the **new cloverleaf intersection** of Springville Rd and Highway 151 which is being constructed by the Iowa DOT . Its strategic location and versatility not only ensures **ease of transportation** but also **amplifies visibility**, rendering it an ideal canvas for innovative projects whether envisioning a dynamic residential community or a bustling commercial hub.



REALTOR®

For more information on this property contact one of our listing agents:

**Craig Byers, CCIM**

**319-360-7017**

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**319-361-3958**

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**319-893-3279**

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An Ahmann Company





LOCATION  
MAP



# DETAILS

NE Corner of Springville Road and Bolton Manor Road, Springville, Iowa

## SPRINGVILLE DEVELOPMENT LAND

Lot	Acres	Price PSF	Price Per Acre	List Price
Lot A	48.1	\$4.25	\$185,130.00	\$8,904,753.00
Lot B1	50	\$2.25	\$98,010.00	\$4,900,500.00
Lot B2	38.4	\$2.25	\$98,010.00	\$3,763,584.00
Lot C1	50	\$2.00	\$87,120.00	\$4,356,000.00
Lot C2	38.43	\$2.00	\$87,120.00	\$3,348,021.60
Lot D	53.86	\$1.75	\$76,230.00	\$4,105,747.80
All Lots	278.79	\$2.42	\$105,375.98	\$29,378,606.40

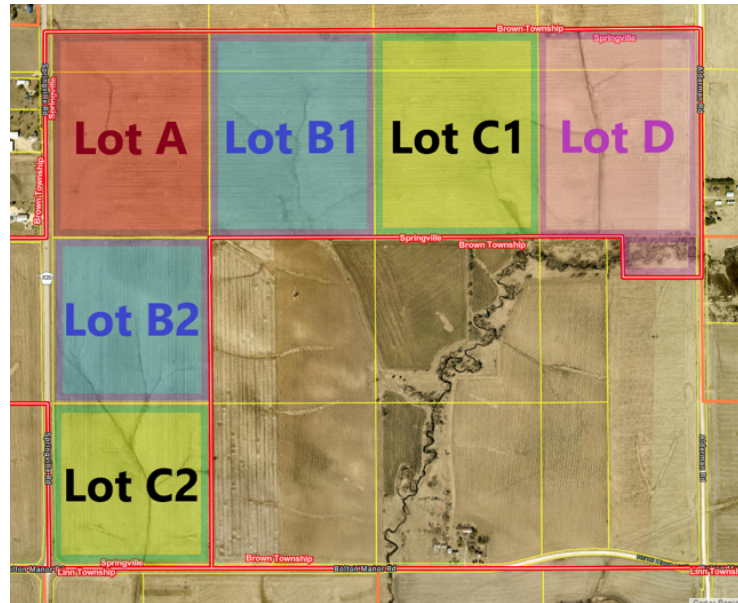
## LOCATION

Located on the corner of Springville Road and Bolton Manor Road, south of Highway 151 in Springville

## TRAFFIC COUNT

Traffic counts exceed 15,000 vehicles per day on Highway 151

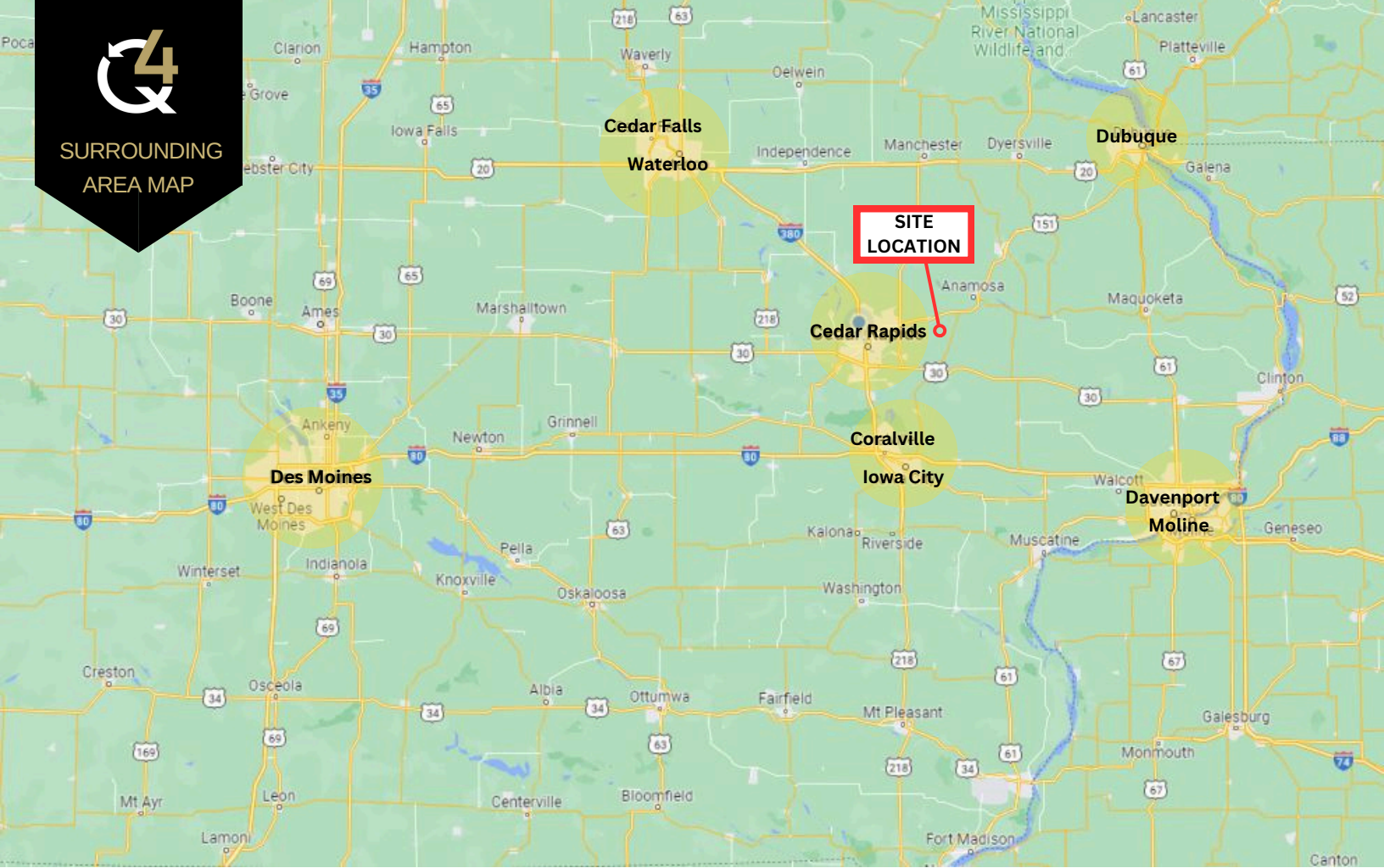
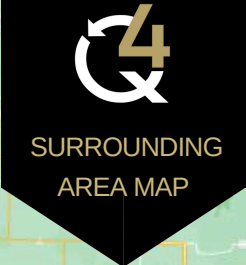
Springville is a bedroom community located in Linn County, offering a quaint and community-focused lifestyle. Springville is approximately 14 miles southeast of Cedar Rapids, 10 miles southeast of Marion and about 35 miles north of Iowa City. Springville has been experiencing modest growth, driven by its appealing small-town atmosphere and strategic location near larger cities.



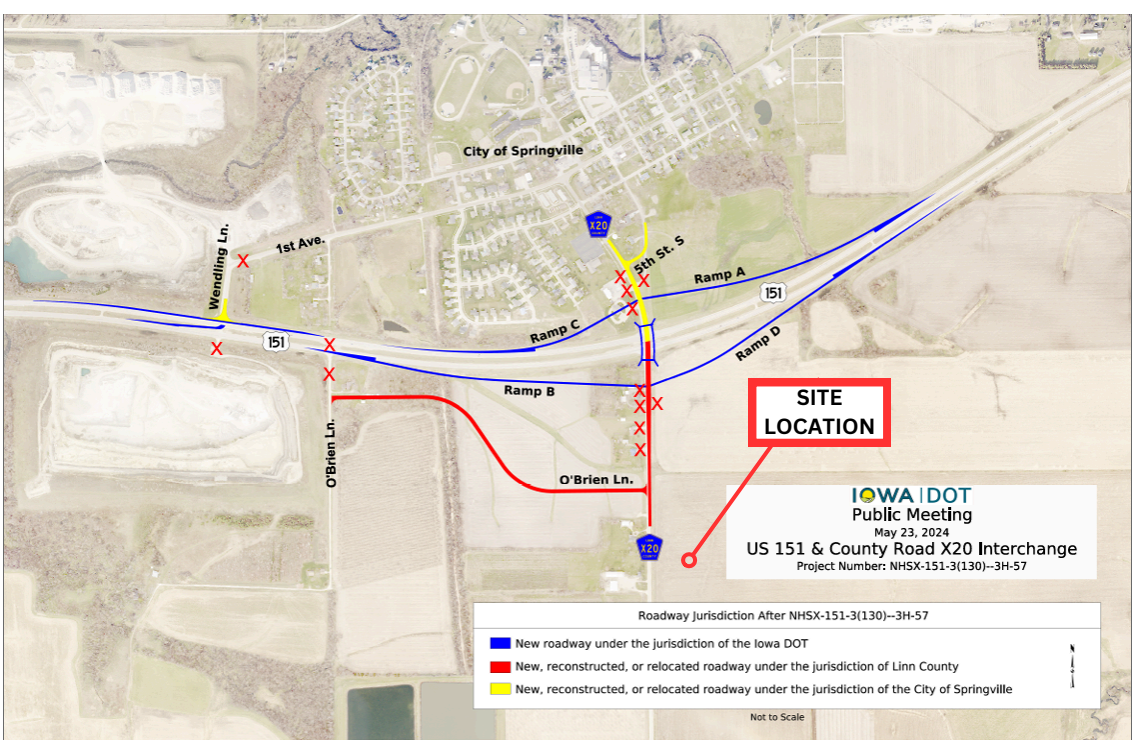
The local government is supportive of business development, providing opportunities for new businesses and entrepreneurs. Residential growth is also on the rise, with new housing developments and subdivisions catering to both families and individuals seeking a suburban lifestyle.

Springville enjoys a low unemployment rate, reflective of broader trends in Linn County and the state of Iowa, and indicative of a healthy local economy and ample job opportunities in nearby cities





The Iowa Department of Transportation is set to unveil a new interchange near our available land for sale. This development promises to transform a historically hazardous intersection into a safer and more accessible gateway to the community. With improved traffic flow and enhanced safety measures, this upgrade not only benefits local residents but also enhances the appeal and value of nearby properties. The \$18 Million project is set to break ground in 2028.



Springville, Iowa, boasts excellent transportation access, making it a convenient hub for travel to larger cities. State Highway 151 runs directly through Springville, providing a quick route to Cedar Rapids and Dubuque. Additionally, Highway 30 and Highway 100 are nearby, facilitating easy east-west travel across the region. Interstate 380, located just a short drive away, offers a direct connection to Iowa City and Des Moines. This network of major highways ensures that residents and businesses in Springville can easily reach the amenities and opportunities of larger urban centers.