



FOR SALE

2800 HEARTLAND DR, CORALVILLE

\$4,206,748

7.16 acres of C2 zoned land contained in 3 contiguous parcels right on Heartland Dr. All utilities are to the site and the lot is mostly level and buildable. There is a small section to the south that slopes but it is not significant to the use of the lot. The site sits high on the hill and is between Aldi's and Rockwell Collins on Heartland and is just west of Hwy 965 and north of I-80.

Price:

\$4,206,748

Zoning:

C2

Total Acres:

7.16 Acres

Traffic Count:

5,900 cars on Heartland Dr per day

Directions:

From Hwy 965 go West on Heartland Dr and follow to the round about. Parcels are directly South of the round about.

Information deemed reliable, but not guaranteed.

Jeff Edberg, CCIM, SIOR

Jeff Edberg Team

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Licensed to sell real estate in the State of Iowa

Carmen Krueger, Realtor®

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Populations and People

Total Population
22,318
P1 | 2020 Decennial Census



Education

Bachelor's Degree or Higher
57.3%
S1501 | 2023 American Community Survey 5-Year Estimates



Housing

Total Housing Units
10,408
H1 | 2020 Decennial Census



Families and Living Arrangements

Total Households
9,777
DP02 | 2023 American Community Survey 5-Year Estimates



Income and Poverty

Median Household Income
\$66,508
S1901 | 2023 American Community Survey 5-Year Estimates



Employment

Employment Rate
68.2%
DP03 | 2023 American Community Survey 5-Year Estimates



Health

Without Health Care Coverage
4.7%
S2701 | 2023 American Community Survey 5-Year Estimates

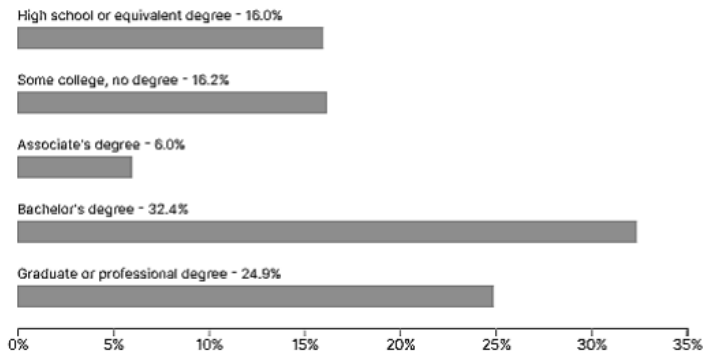


Race and Ethnicity

Hispanic or Latino (of any race)
1,555
P8 | 2020 Decennial Census

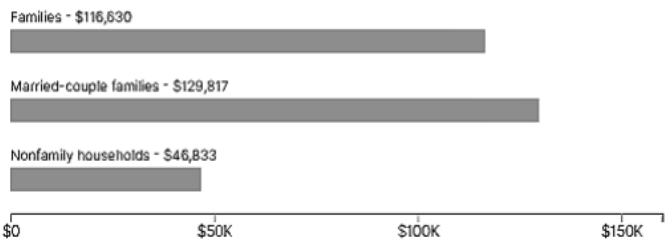
Education Attainment (Population 25 Years and Older)

in Coralville city, Iowa



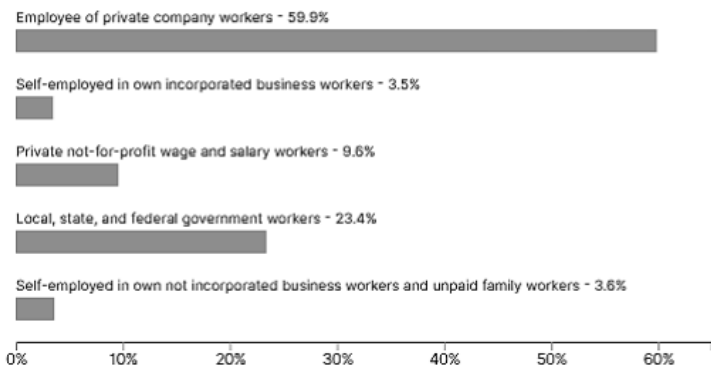
Median Income by Types of Families

in Coralville city, Iowa



Class of Worker

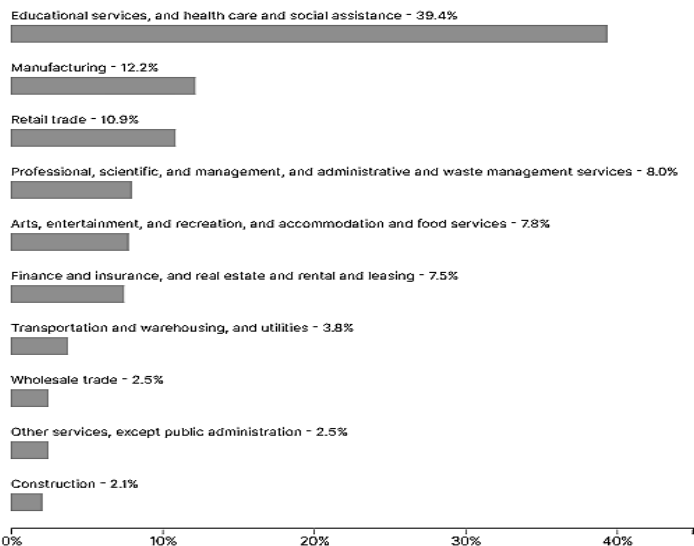
in Coralville city, Iowa



Industry

Industry for the Civilian Employed Population 16 Years and Over

in Coralville city, Iowa



United States[®]
Census
Bureau

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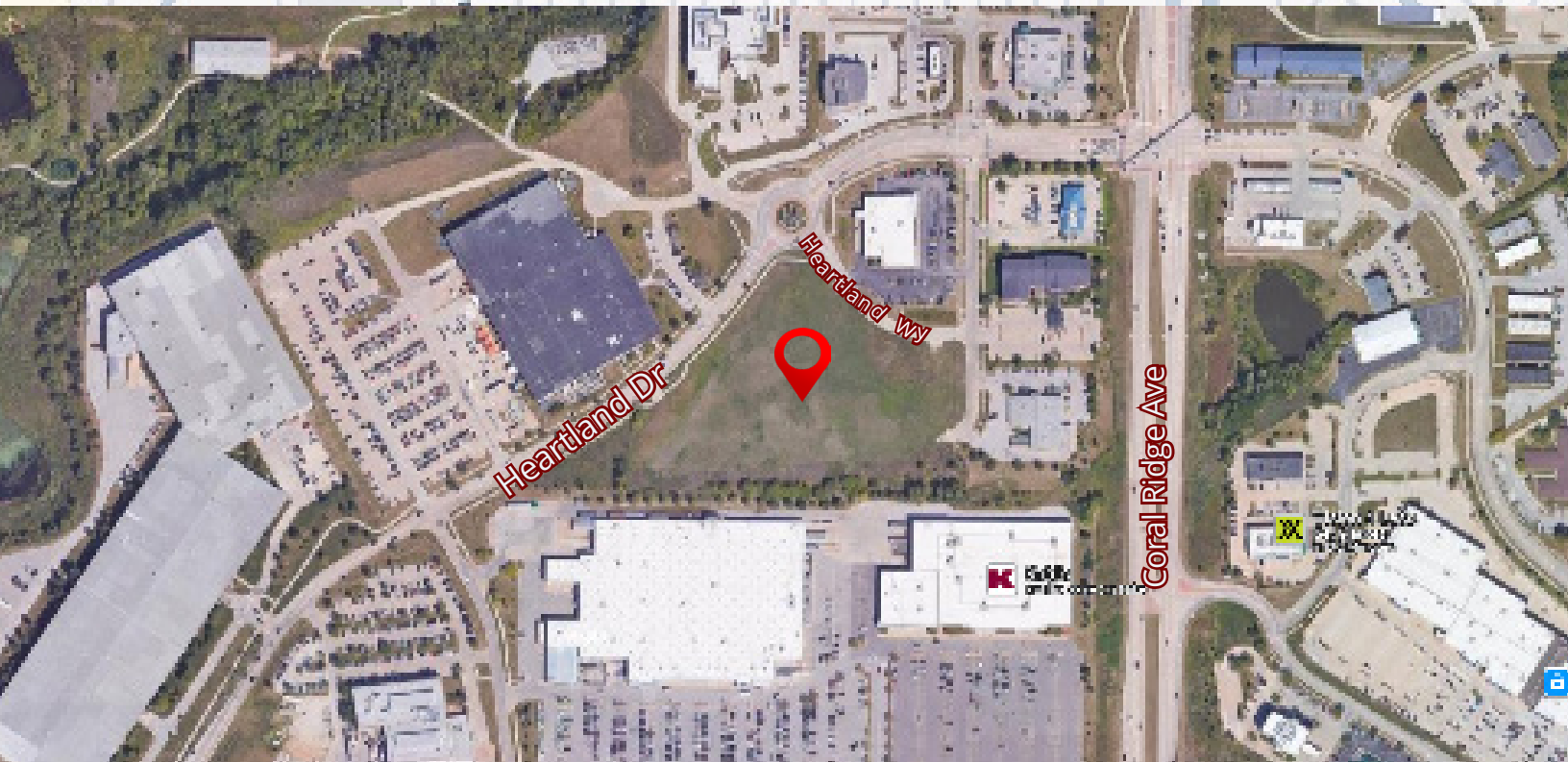
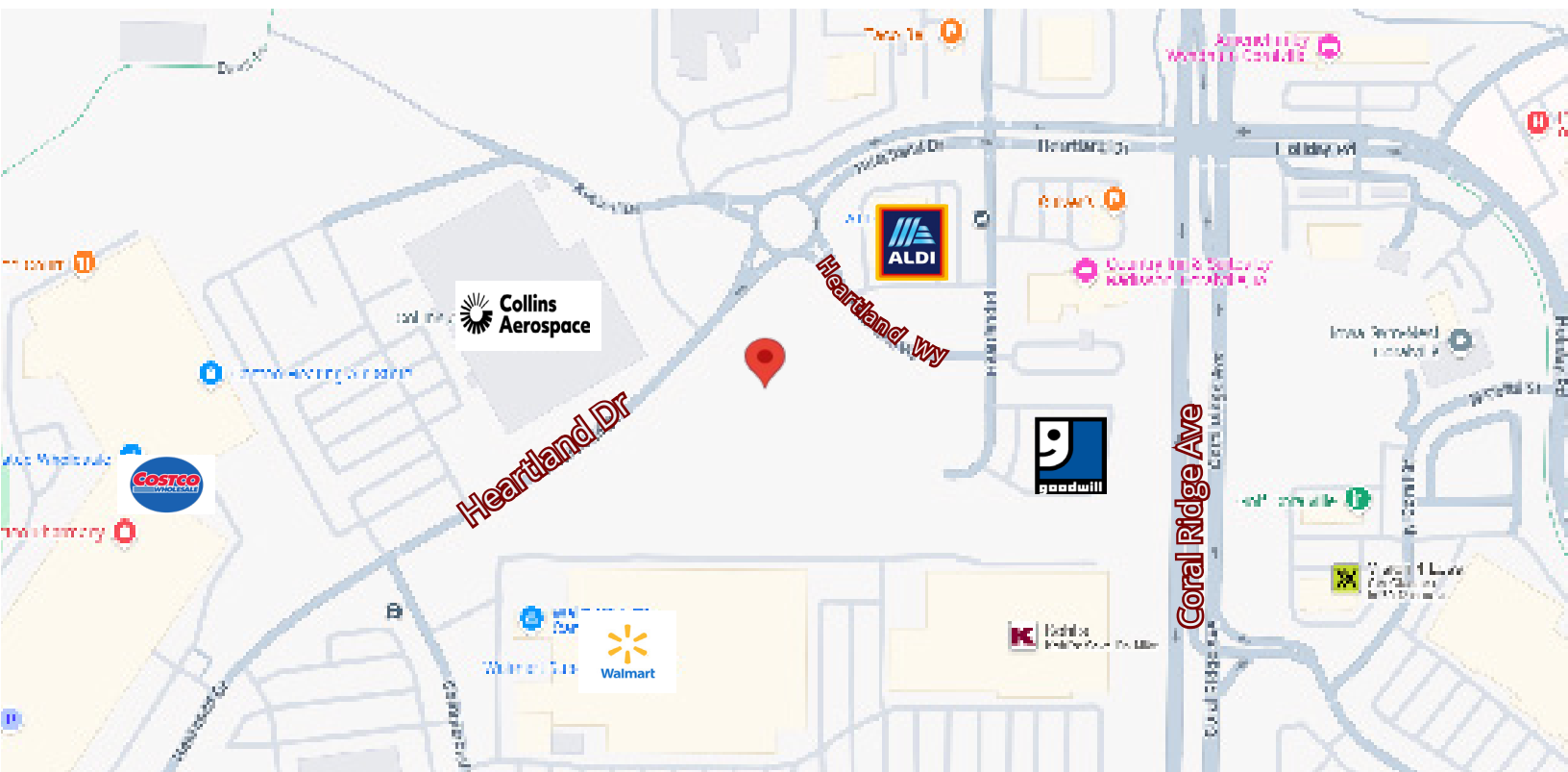
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