



Available
153.29± Acres

DEVELOPMENT LAND

FOR SALE

1065 HIGHWAY 965 NW | CEDAR RAPIDS, IA



WSG
CRE
SKOGLMAN
COMMERCIAL



PROPERTY OVERVIEW

Assemblage of 153.29 acres of prime development land available at the I-380 & Highway 965 interchange (Swisher Exit). This strategic location, particularly within Cedar Rapids city limits with access to Cedar Rapids water, is convenient to a skilled workforce from the Cedar Rapids MSA, Iowa City, Coralville, and North Liberty. The site sits in the heart of the growing Johnson County corridor with excellent transportation via I-380 and Highway 965, making it ideal for manufacturing distribution, warehousing, or other commercial multifamily development.

Property Details

Address	1065 Highway 965 NW, Cedar Rapids, IA
County	Johnson
Parcel #	305151002, 305426001, 305451001, 305476001, 305401001, 305176003, 305177001
Lot Size	153.29± Acres
Zoning	AG
Property Taxes	\$7,686
Offering Price	\$16,693,281





AERIAL MAP





PARCEL MAP





CEDAR RAPIDS OVERVIEW

Cedar Rapids offers a prime location for industrial investment with its strategic position along major transportation corridors, including I-380, rail lines, and the Eastern Iowa Airport. The city features an extensive infrastructure supporting manufacturing and logistics, bolstered by its central Midwest location for efficient distribution. With a business-friendly environment and access to a skilled workforce, Cedar Rapids is well-suited for industrial growth and expansion.



Largest corn-processing city in the world



Second largest producer of wind energy in the U.S.



One of the leading manufacturing regions in the U.S.

Cedar Rapids MSA

Population	276,520
Jobs	134,707
Companies	8,462
Counties	3
Cities	86
School Districts	18
Colleges & Universities	6

Top Employers

Collins Aerospace	9,400
TransAmerica	3,800
Unity Point Health	2,979
Cedar Rapids Community	2,879
Nordstrom Direct	2,150



DEMOGRAPHICS & MAJOR EMPLOYERS

		1 mile	3 miles	5 miles
	Daytime Population	530	3,614	15,617
	2025 Population	641	3,698	13,089
	Annual Population Growth Rate	0.47%	0.49%	0.42%
	2025 Median Age	42.3	45.2	34.2
	2025 Total Households	89	1,430	5,149
	Annual Household Growth Rate	0.45%	0.54%	0.50%
	2025 Average Household Income	\$119,882	\$151,364	\$118,898
	Daily Traffic Count: 10,000 VPD			

Cedar Rapids Major Employers





TRANSPORTATION



Driving from Cedar Rapids

	Miles	Time
Chicago, IL	247	3 hr 41 min
Detroit, MI	513	7 hr 40 min
Fargo, ND	509	7 hr 36 min
Indianapolis, IN	391	5 hr 57 min
Kansas City, MO	312	4 hr 38 min
Minneapolis, MN	275	4 hr 8 min
Omaha, NE	253	3 hr 49 min
Sioux Falls, SD	353	5 hr 17 min
St. Louis, MO	284	4 hr 28 min





CONTACTS



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