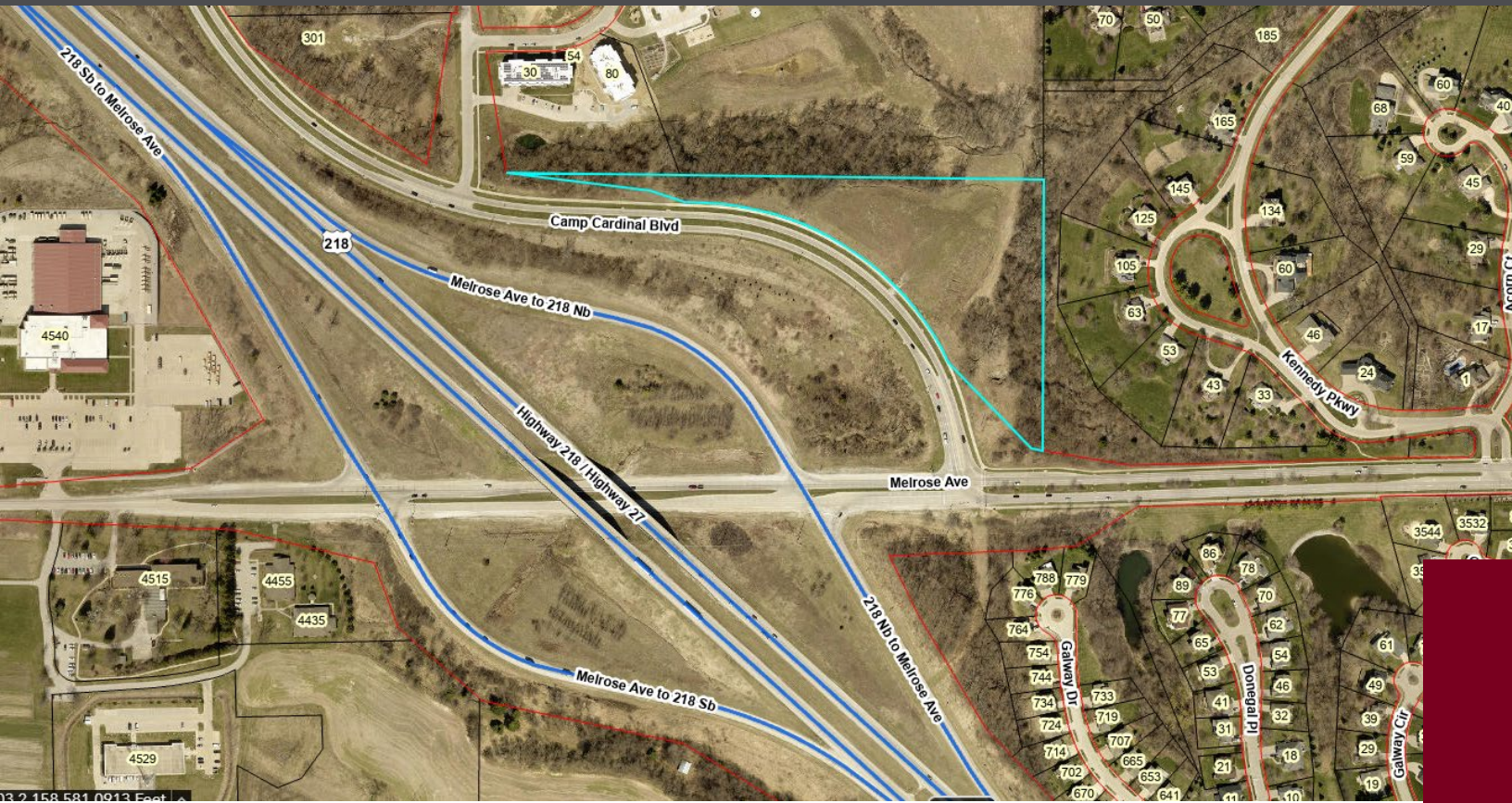


800 CAMP CARDINAL BLVD IOWA CITY

7.2 ACRES



\$1,000,000

This parcel is on Camp Cardinal Blvd and is 7.2 acres total with a build-able section of approximately 2.75 acres. The City has master planned the site as Commercial Office so the likely approved zoning will be CO-1. Example uses include banks, salons, caters, office, medical, hotels & motels. Retail is not allowed. See Associated docs for City resolution and CO-1 zone code. Traffic count on Camp Cardinal is 8100 and 14,600 on Melrose. Site is visible from I-380/#218 with 32,600 traffic count.

Zoning: IDR

Lot Size: 7.2 Acres

Gross Taxes: \$4,474

Financing: Cash, Conventional

Addendum: Actual address to be assigned when Buyer secures buiding permit

SCAN FOR MORE INFO



LKR

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LAND FOR SALE

DEMOGRAPHICS

All Topics	Coralville city, Iowa	Iowa City city, Iowa
Population Estimates, July 1 2021, (V2021)	△ 22,949	△ 74,596
PEOPLE		
Population		
Population Estimates, July 1 2021, (V2021)	△ 22,949	△ 74,596
Population estimates base, April 1, 2020, (V2021)	△ 22,366	△ 74,373
Population, percent change - April 1, 2020 (estimates base) to July 1, 2021, (V2021)	△ 2.6%	△ 0.3%
Population, Census, April 1, 2020	22,318	74,828
Population, Census, April 1, 2010	18,907	67,862
Age and Sex		
Persons under 5 years, percent	△ 8.3%	△ 4.3%
Persons under 18 years, percent	△ 22.2%	△ 14.4%
Persons 65 years and over, percent	△ 11.3%	△ 11.2%
Female persons, percent	△ 48.7%	△ 50.1%
Race and Hispanic Origin		
White alone, percent	△ 68.9%	△ 78.1%
Black or African American alone, percent (a)	△ 15.7%	△ 8.6%
American Indian and Alaska Native alone, percent (a)	△ 0.3%	△ 0.1%
Asian alone, percent (a)	△ 10.2%	△ 7.4%
Native Hawaiian and Other Pacific Islander alone, percent (a)	△ 0.0%	△ 0.1%
Two or More Races, percent	△ 3.8%	△ 3.5%
Hispanic or Latino, percent (b)	△ 4.8%	△ 6.4%
White alone, not Hispanic or Latino, percent	△ 66.1%	△ 74.8%
Population Characteristics		
Veterans, 2016-2020	519	2,375
Foreign born persons, percent, 2016-2020	18.7%	13.7%
Housing		
Housing units, July 1, 2021, (V2021)	X	X
Owner-occupied housing unit rate, 2016-2020	54.0%	46.7%
Median value of owner-occupied housing units, 2016-2020	\$240,700	\$223,900
Median selected monthly owner costs -with a mortgage, 2016-2020	\$1,669	\$1,612
Median selected monthly owner costs -without a mortgage, 2016-2020	\$675	\$565
Median gross rent, 2016-2020	\$910	\$976
Building permits, 2021	X	X
Families & Living Arrangements		
Households, 2016-2020	8,732	31,483
Persons per household, 2016-2020	2.35	2.20
Living in same house 1 year ago, percent of persons age 1 year+, 2016-2020	77.9%	68.9%
Language other than English spoken at home, percent of persons age 5 years+, 2016-2020	21.3%	17.6%
Computer and Internet Use		
Households with a computer, percent, 2016-2020	96.6%	95.6%
Households with a broadband Internet subscription, percent, 2016-2020	90.6%	88.5%
Education		
High school graduate or higher, percent of persons age 25 years+, 2016-2020	96.3%	96.5%
Bachelor's degree or higher, percent of persons age 25 years+, 2016-2020	60.1%	59.6%



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DEMOGRAPHICS CONTINUED

All Topics	Coralville city, Iowa	Iowa City city, Iowa
Population Estimates, July 1 2021, (V2021)	△ 22,949	△ 74,596
PEOPLE		
Health		
With a disability, under age 65 years, percent, 2016-2020	4.6%	5.3%
Persons without health insurance, under age 65 years, percent	△ 5.3%	△ 5.5%
Economy		
In civilian labor force, total, percent of population age 16 years+, 2016-2020	71.6%	66.9%
In civilian labor force, female, percent of population age 16 years+, 2016-2020	68.7%	65.1%
Total accommodation and food services sales, 2017 (\$1,000) (c)	168,242	185,389
Total health care and social assistance receipts/revenue, 2017 (\$1,000) (c)	147,896	2,421,811
Total transportation and warehousing receipts/revenue, 2017 (\$1,000) (c)	44,222	34,961
Total retail sales, 2017 (\$1,000) (c)	892,085	1,167,170
Total retail sales per capita, 2017 (c)	\$42,227	\$15,378
Transportation		
Mean travel time to work (minutes), workers age 16 years+, 2016-2020	18.8	17.3
Income & Poverty		
Median household income (in 2020 dollars), 2016-2020	\$68,230	\$48,148
Per capita income in past 12 months (in 2020 dollars), 2016-2020	\$42,251	\$30,034
Persons in poverty, percent	△ 11.5%	△ 27.3%
BUSINESSES		
Businesses		
Total employer establishments, 2020	X	X
Total employment, 2020	X	X
Total annual payroll, 2020 (\$1,000)	X	X
Total employment, percent change, 2019-2020	X	X
Total nonemployer establishments, 2019	X	X
All employer firms, Reference year 2017	710	1,224
Men-owned employer firms, Reference year 2017	364	596
Women-owned employer firms, Reference year 2017	137	226
Minority-owned employer firms, Reference year 2017	64	27
Nonminority-owned employer firms, Reference year 2017	494	954
Veteran-owned employer firms, Reference year 2017	53	53
Nonveteran-owned employer firms, Reference year 2017	499	905
GEOGRAPHY		
Geography		
Population per square mile, 2020	1,776.3	2,923.3
Population per square mile, 2010	1,574.8	2,713.3
Land area in square miles, 2020	12.56	25.60
Land area in square miles, 2010	12.01	25.01
FIPS Code	1916230	1938595



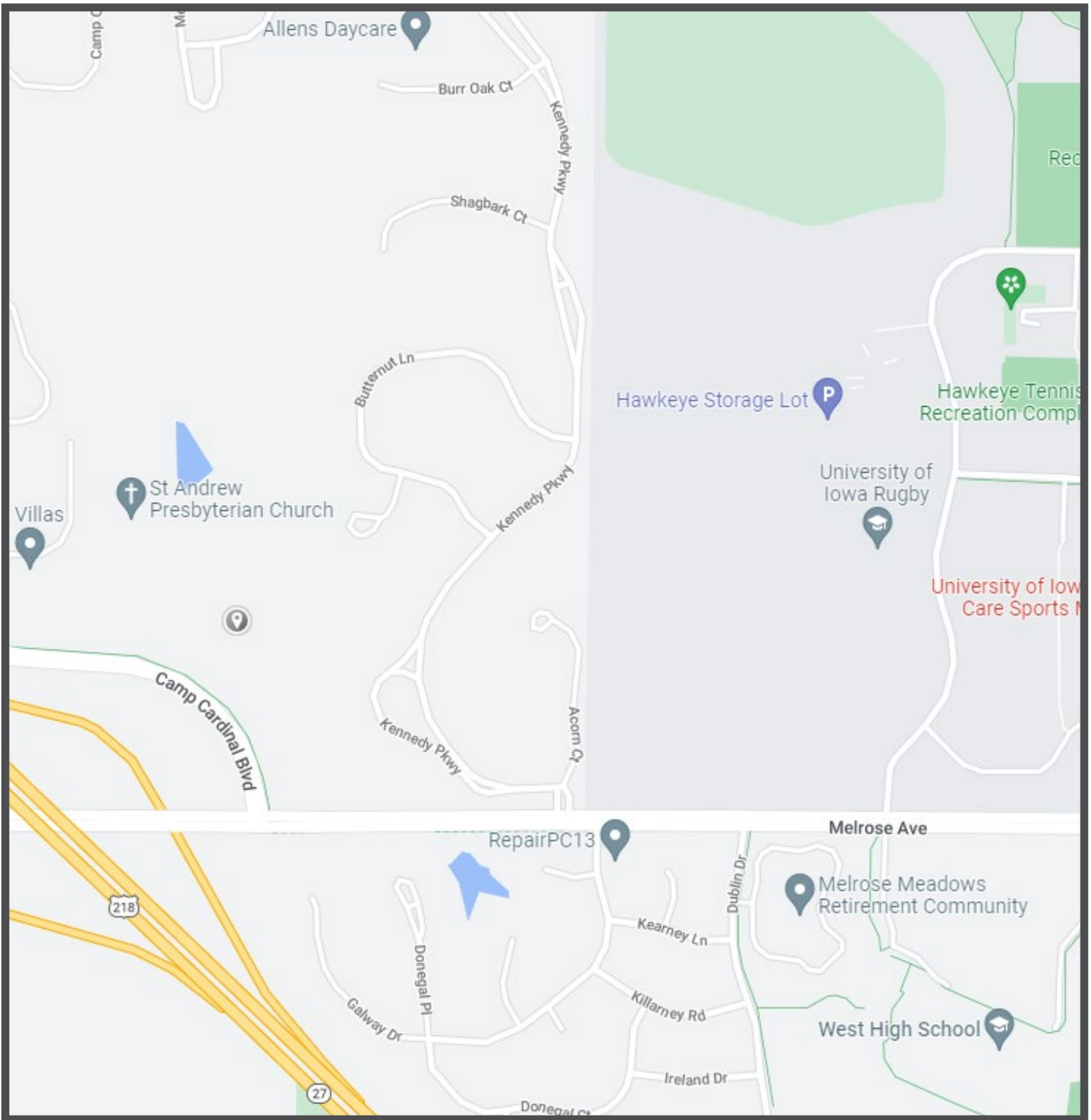
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STREET MAP



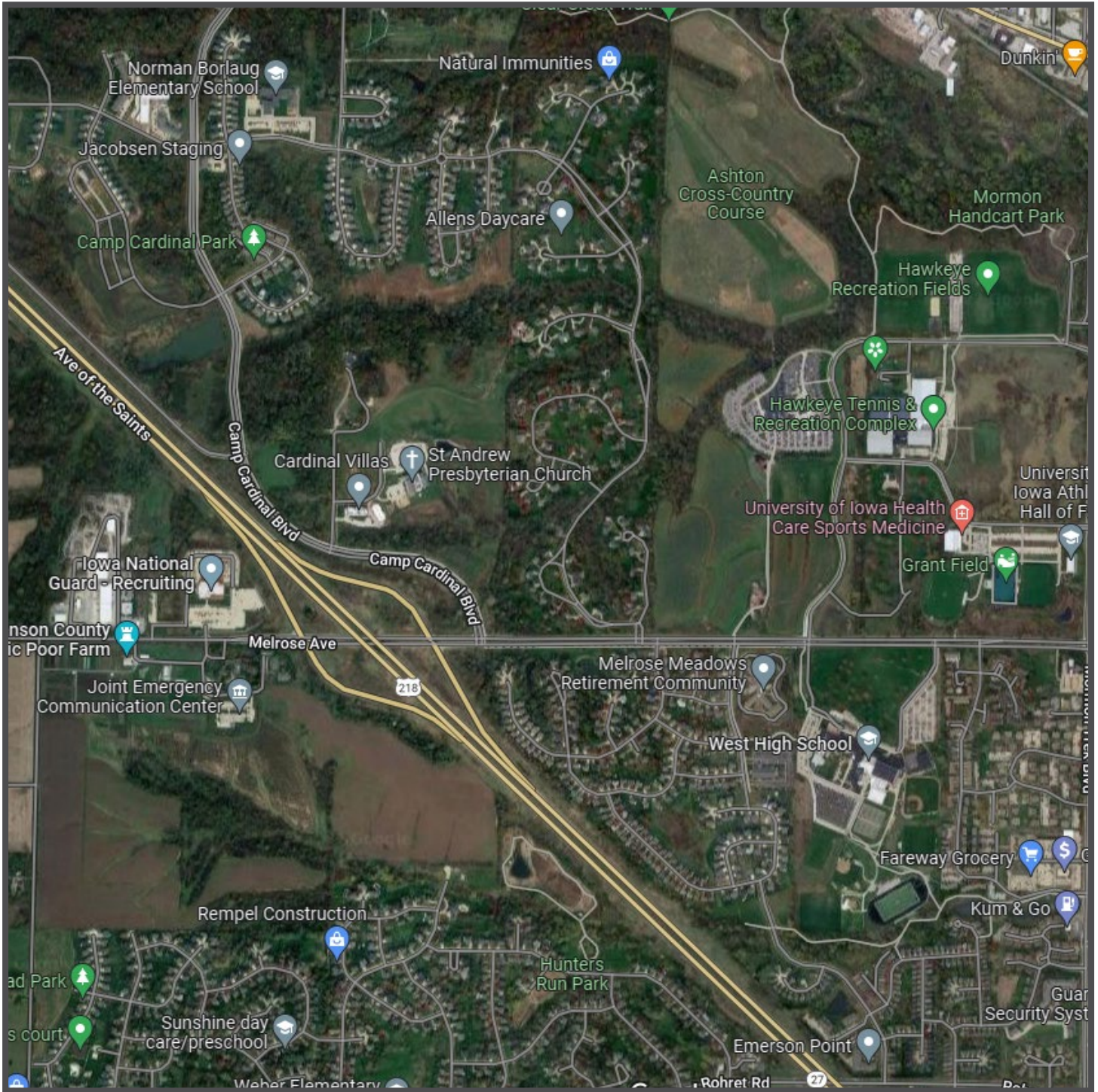
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AERIAL MAP



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