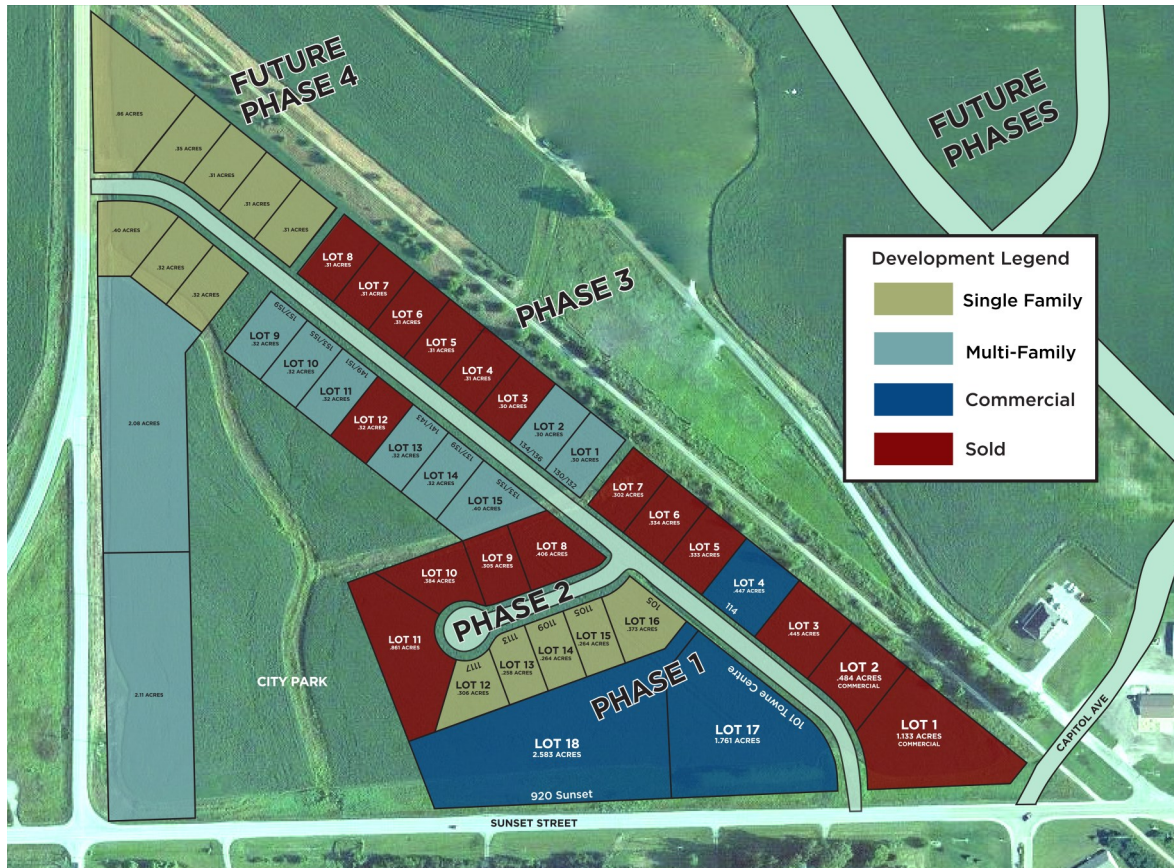


URBANA TOWNE CENTRE DEVELOPMENT FOR SALE



COMMERCIAL LOTS

- Lots 17 & 18 Available
- \$191,000 - \$280,000

SINGLE FAMILY & MULTI FAMILY LOTS

- Phase 1 Available Lots: 4
- Phase 2 Available Lots: 12 - 16
- Phase 3 Available Lots: 1,2,9,10,11,13,14,15
- Future Phase 4 Available Lots: 9,10
- \$45,000 - \$100,000

PROPERTY HIGHLIGHTS

- New development in Urbana, IA
- Will be the go to place for both local & area visitors
- Area is platted for both commercial & residential
- There is green space
- Centrally located 1 mile west of I-380

KAREN MATHISON | 319.573.8106 | karenmathison@cbhrealty.com

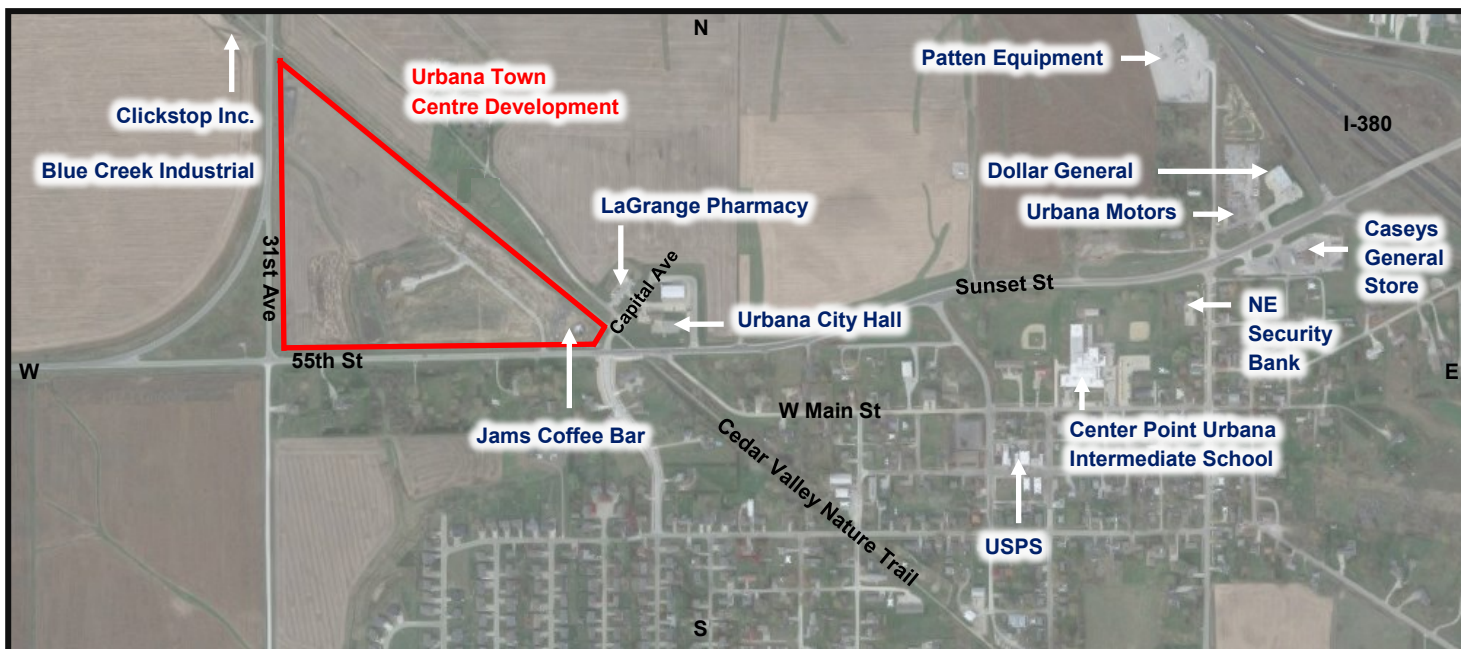
5408 Blairs Forest Way NE, Cedar Rapids, IA 52402

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HEDGES REALTY

URBANA TOWNE CENTRE DEVELOPMENT DETAILS



DEMOGRAPHICS

	2010	2020	2025
Census:			
Population:	3,645	3,750	3,779
Households:	1,160	1,412	1,427
Families:	1,065	1,091	1,098
Median Age:	37.1	39.6	39.7

	2020	2025
Income:		
Median HH Income:	\$77,457	\$80,950
Average HH Income:	\$88,382	\$96,573

	2020
Daytime Population:	
Workers:	722
Residents:	1,799

2021 IDOT DAILY TRAFFIC

3,180 55th St

1,190 31st Ave

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