



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                                                                |



# HEAVY POWER POTENTIAL & TRANSMISSION ACCESS

## Active 69 kV Transmission Line — Adjacent to Site

| Attribute        | Value                    |
|------------------|--------------------------|
| Status           | Active                   |
| Voltage          | 69 kV                    |
| Type             | Alternating Current (AC) |
| Number of Owners | Single Owner             |
| Owner            | Fortis Inc.              |
| Operator         | ITC Midwest              |

### Large-Load Service Request

The adjacent 69 kV line positions this site to pursue a large-load service request directly with ITC Midwest, potentially unlocking significant additional MW capacity to serve the full 153.29-acre development.

### Transformer & Substation Ready

The expansive site provides ample space to accommodate new pad-mount transformers or a compact on-site substation — a critical advantage for data center, AI compute, manufacturing, or large-scale industrial users requiring scalable, dedicated electrical infrastructure.

### Greenfield Power Opportunity

As an unimproved assemblage, the site offers a clean-slate opportunity to design and build power infrastructure to spec — no retrofit constraints, full flexibility for heavy-power users from day one.

### Strategic Energy Market

Iowa ranks among the nation's leaders in renewable energy production, offering some of the most competitive electricity rates in the country — an increasingly critical factor for energy-intensive industrial users.

## Power & Fiber — GIS Aerial View



Source: U.S. Energy Information Administration (EIA) — Electric Power Transmission Lines

### Key Insight: Proximity to 69 kV Infrastructure

Enables large-load service request with ITC Midwest — positioning site for scalable MW expansion on 153± acres.



# AERIAL MAP





# PARCEL MAP





# CEDAR RAPIDS OVERVIEW

Cedar Rapids, known as the "City of Five Seasons," offers a high quality of life with affordable housing, excellent schools, and a vibrant arts scene. Its strategic location along major transportation routes, including I-380 and the Eastern Iowa Airport, supports business, travel, and community growth. Recent investment (over \$1 billion combined) by major technology companies Google and QTS (Quality Technology Services) also reinforces Cedar Rapids' role as a regional technology hub. The city's welcoming atmosphere and diverse amenities make it a great place to live, work, and study.



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              | 595       | 6,397     | 21,292    |
|  | 2025 Population                 | 55        | 4,242     | 14,913    |
|  | Annual Population Growth Rate   | 0.7%      | 0.5%      | 0.42%     |
|  | 2025 Median Age                 | 40.6      | 44.1      | 33.8      |
|  | 2025 Total Households           | 16        | 1,644     | 5,925     |
|  | Annual Household Growth Rate    | 1.2%      | 0.6%      | 0.50%     |
|  | 2025 Average Household Income   | \$133,848 | \$150,014 | \$114,032 |
|  | 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 |





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