



DEVELOPMENT LAND

FOR SALE

80TH STREET & HIGHWAY 30 | CEDAR RAPIDS, IA



WSG
CRE
SKOGMAN
COMMERCIAL



PROPERTY OVERVIEW

Commercial development property for sale south of Highway 30, on the east side of 80th Street, north of Fairfax. Property is currently farmland and zoned agricultural. Schrader Group will provide rezoning services for the site, and bring water main and sanitary sewer main to the site. Lots will be made pad ready to meet the client's specifications. The site has not been preliminary platted and lot sizes have not been set.

Property Details	
Address	80th Street & Highway 30 Cedar Rapids, IA 52404
County	Linn
Parcel #	13343-51001-00000, 13343-76001-00000, 13344-51002-00000, 13344-76002-00000, 20032-01001-00000, 20032-26001-00000, 13343-76002-00000, 220032-01002-00000
Lot Size	166.60 Acres
Zoning	Agricultural
Property Taxes	\$8,896
Offering Price	\$15, 747, 898



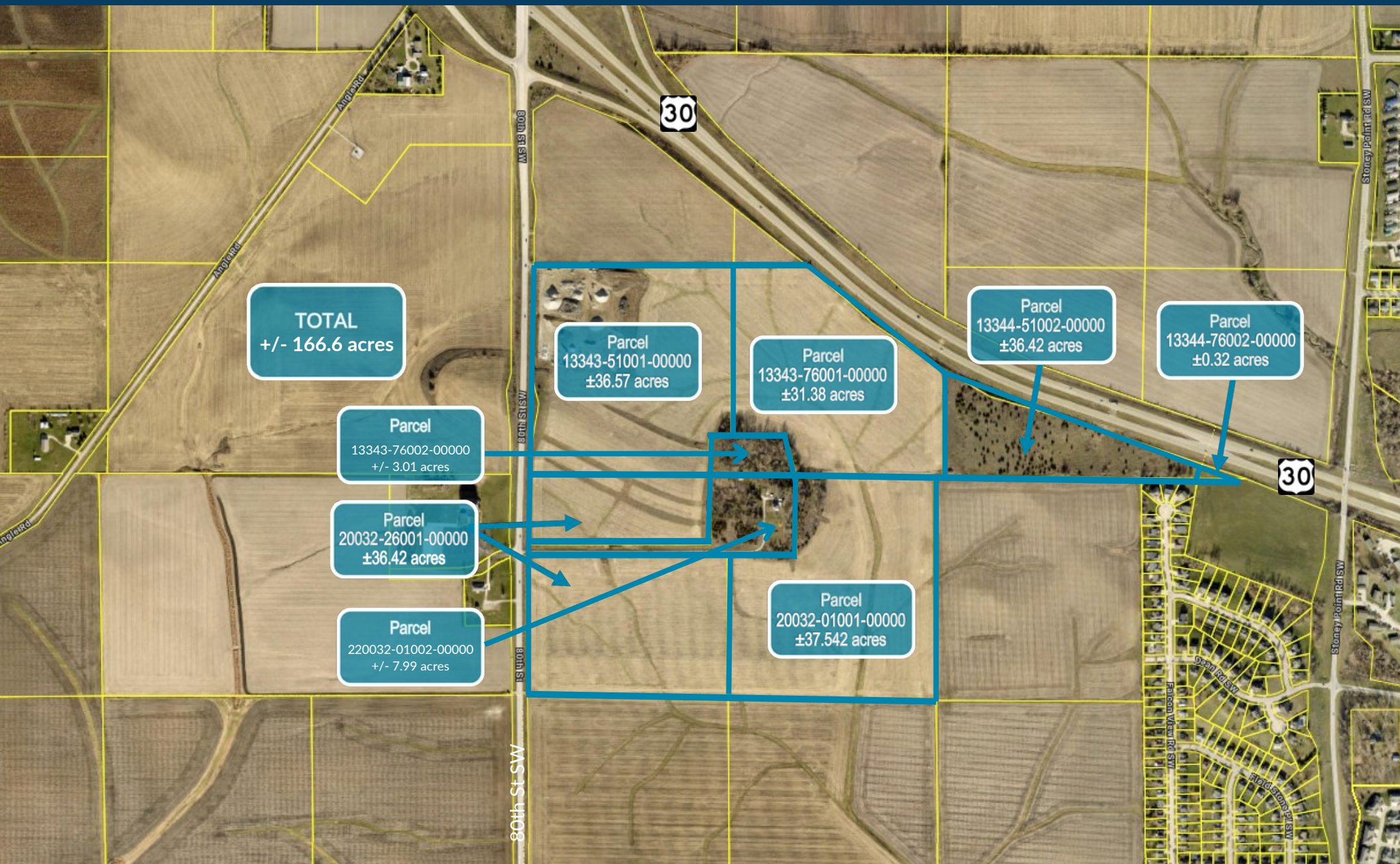


AERIAL MAP





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



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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