

# FOR SALE



## 305 & 315 E PRENTISS ST, IOWA CITY

**\$4,750,000**

This 1.59 acres of land for redevelopment offering is within the Riverfront Crossing District & near city center at 305 & 315 E Prentiss St & 625 S Gilbert St, Iowa City. The site has been approved by the City of Iowa City for 382 beds in 192 units (50 one-bed, 94 two-bed and 48 three-bed). This requires 298 parking spaces and 150 of those were proposed to be built on-site with 148 using fee-in-lieu so construction is not required for those. Additionally, 121 bike parking spaces are required. All parties are encouraged to confirm City approvals with the City of Iowa City. The current owner is going to raze all buildings on site before closing at current owner's cost.

**Price:**

\$4,750,000

**Zoning:**

CI1, CC2, RFC

**Total Acres:**

1.59 Acres

**Traffic Count:**

Visible by 14,500 cars on Gilbert St per day

**Directions:**

Just west of the Prentiss and Gilbert St intersection.

Information deemed reliable, but not guaranteed.

**Jeff Edberg, CCIM, SIOR**

Jeff Edberg Team

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Licensed to sell real estate in the State of Iowa

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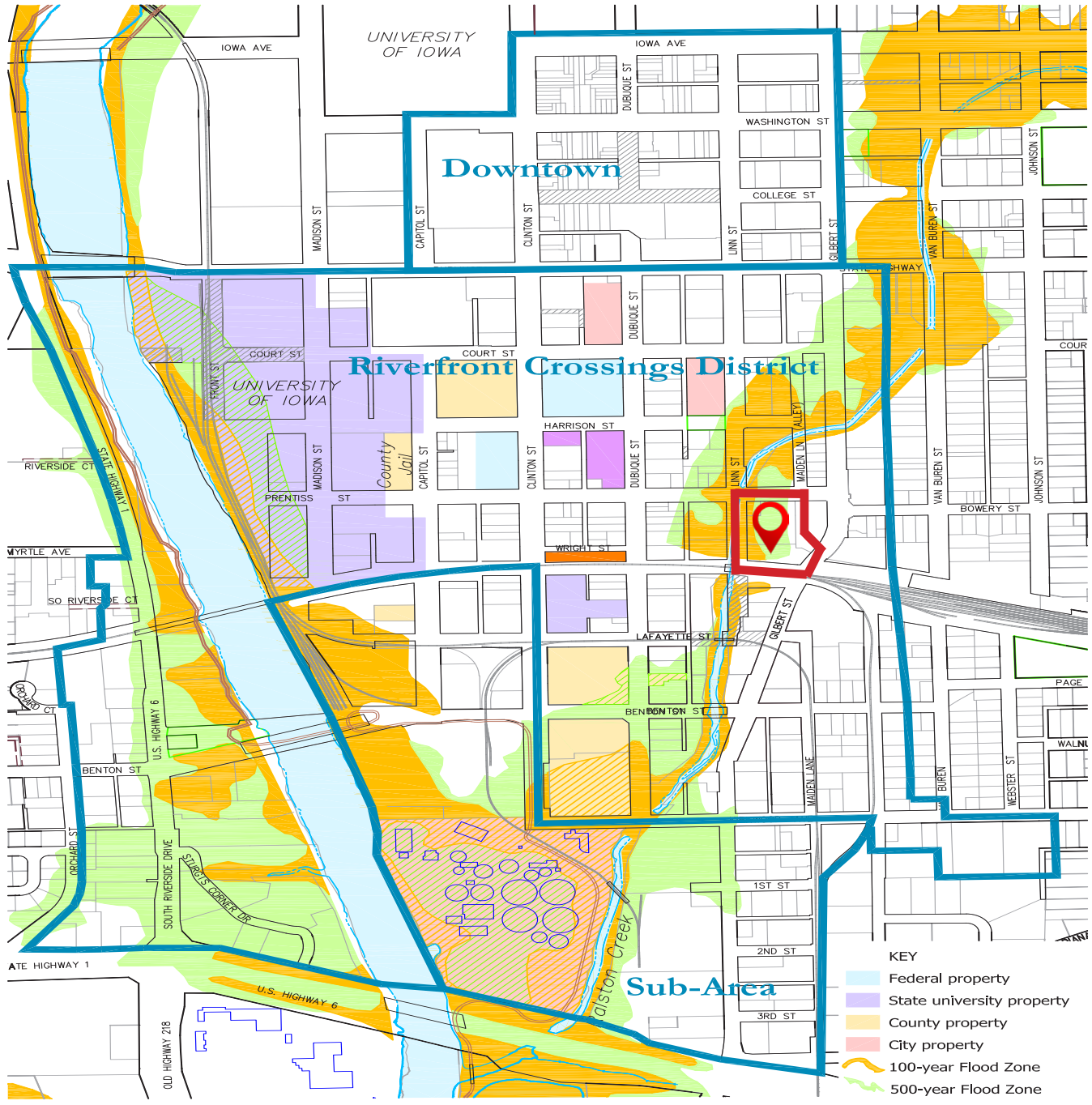
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**Riverfront Crossing District**



Scale: 1" = 400'









**CITY OF IOWA CITY**

July 2011

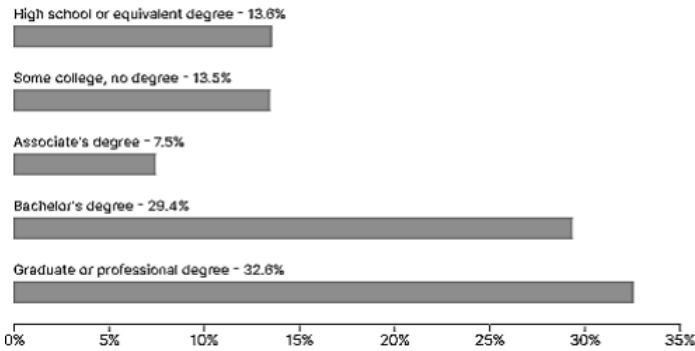
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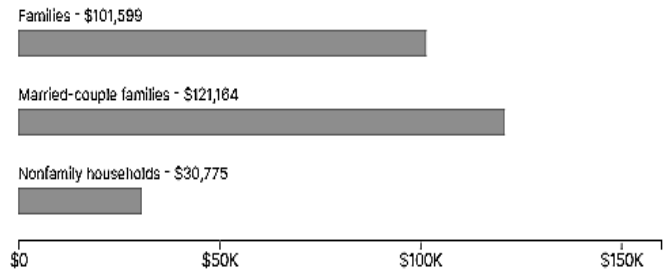
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|  <p><b>Populations and People</b><br/>                 Total Population<br/> <b>74,828</b><br/> <i>P1   2020 Decennial Census</i></p>                                       |  <p><b>Income and Poverty</b><br/>                 Median Household Income<br/> <b>\$50,135</b><br/> <i>S1901   2023 American Community Survey 1-Year Estimates</i></p> |
|  <p><b>Education</b><br/>                 Bachelor's Degree or Higher<br/> <b>62.0%</b><br/> <i>S1501   2023 American Community Survey 1-Year Estimates</i></p>             |  <p><b>Employment</b><br/>                 Employment Rate<br/> <b>65.6%</b><br/> <i>DP03   2023 American Community Survey 1-Year Estimates</i></p>                     |
|  <p><b>Housing</b><br/>                 Total Housing Units<br/> <b>32,854</b><br/> <i>H1   2020 Decennial Census</i></p>   |  <p><b>Health</b><br/>                 Without Health Care Coverage<br/> <b>6.1%</b><br/> <i>S2701   2023 American Community Survey 1-Year Estimates</i></p>            |
|  <p><b>Families and Living Arrangements</b><br/>                 Total Households<br/> <b>30,588</b><br/> <i>DP02   2023 American Community Survey 1-Year Estimates</i></p> |  <p><b>Race and Ethnicity</b><br/>                 Hispanic or Latino (of any race)<br/> <b>5,451</b><br/> <i>P9   2020 Decennial Census</i></p>                        |

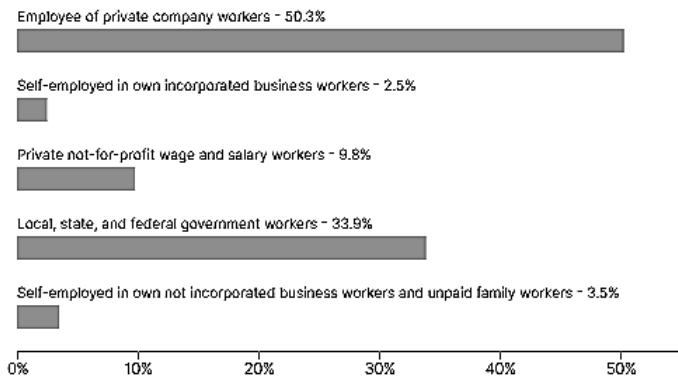
**Education Attainment (Population 25 Years and Older)**  
 in Iowa City city, Iowa



**Median Income by Types of Families**  
 in Iowa City city, Iowa

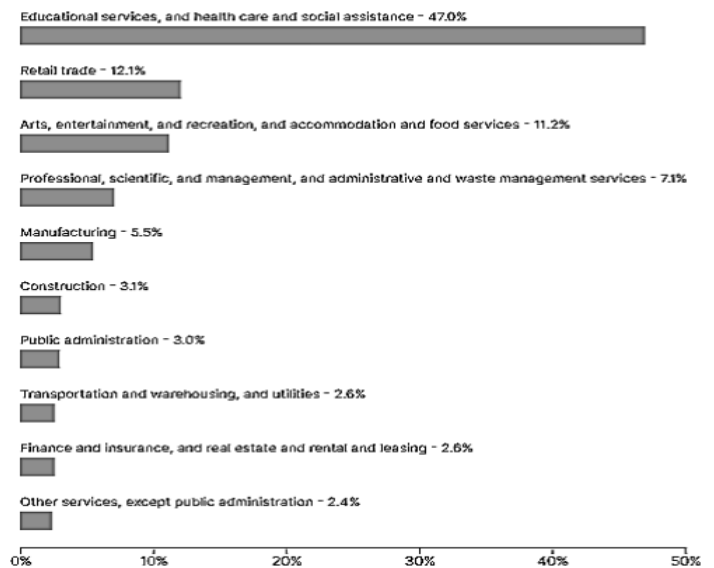


**Class of Worker**  
 in Iowa City city, Iowa



**Industry**

**Industry for the Civilian Employed Population 16 Years and ...**  
 in Iowa City city, Iowa



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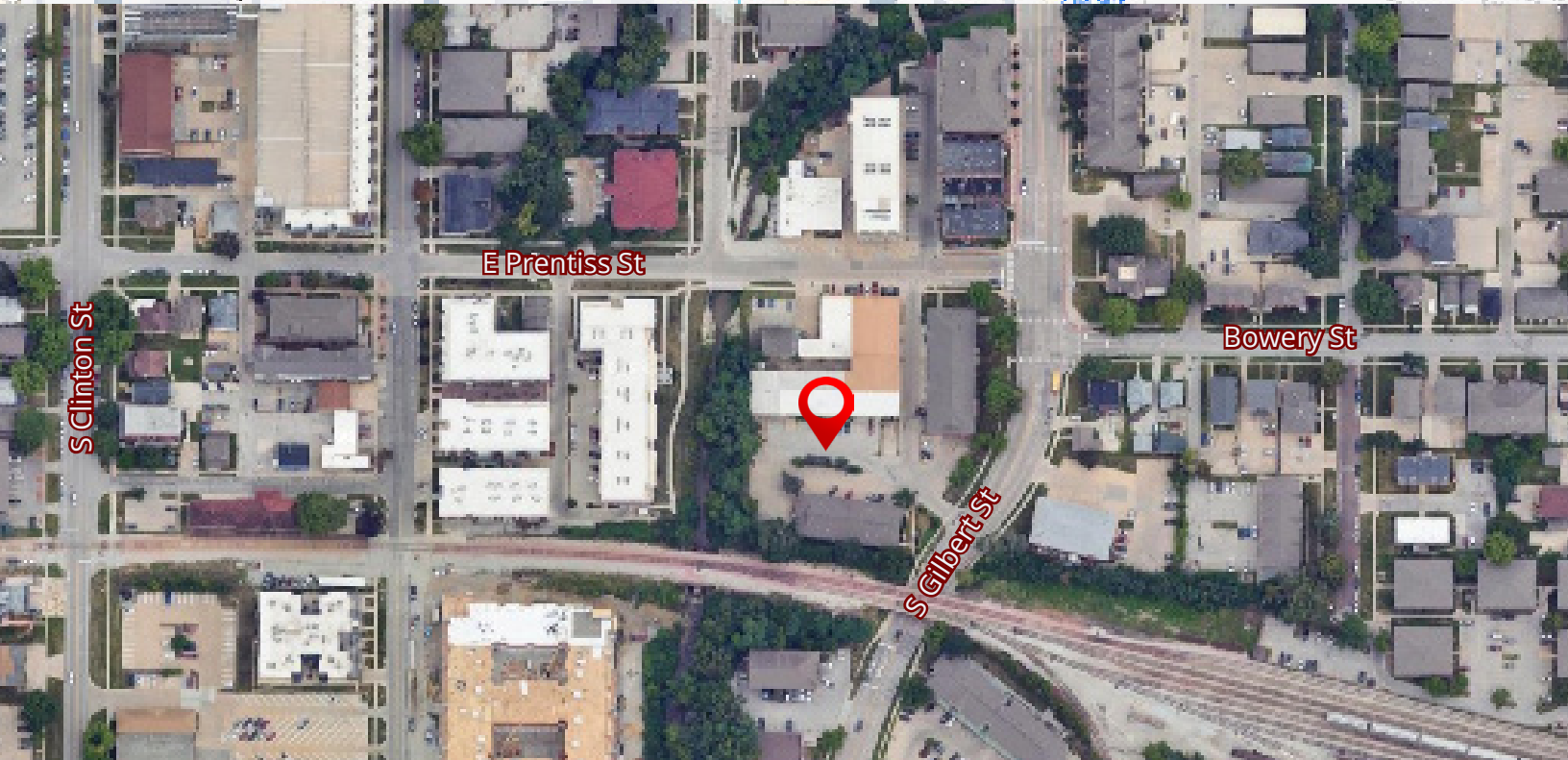
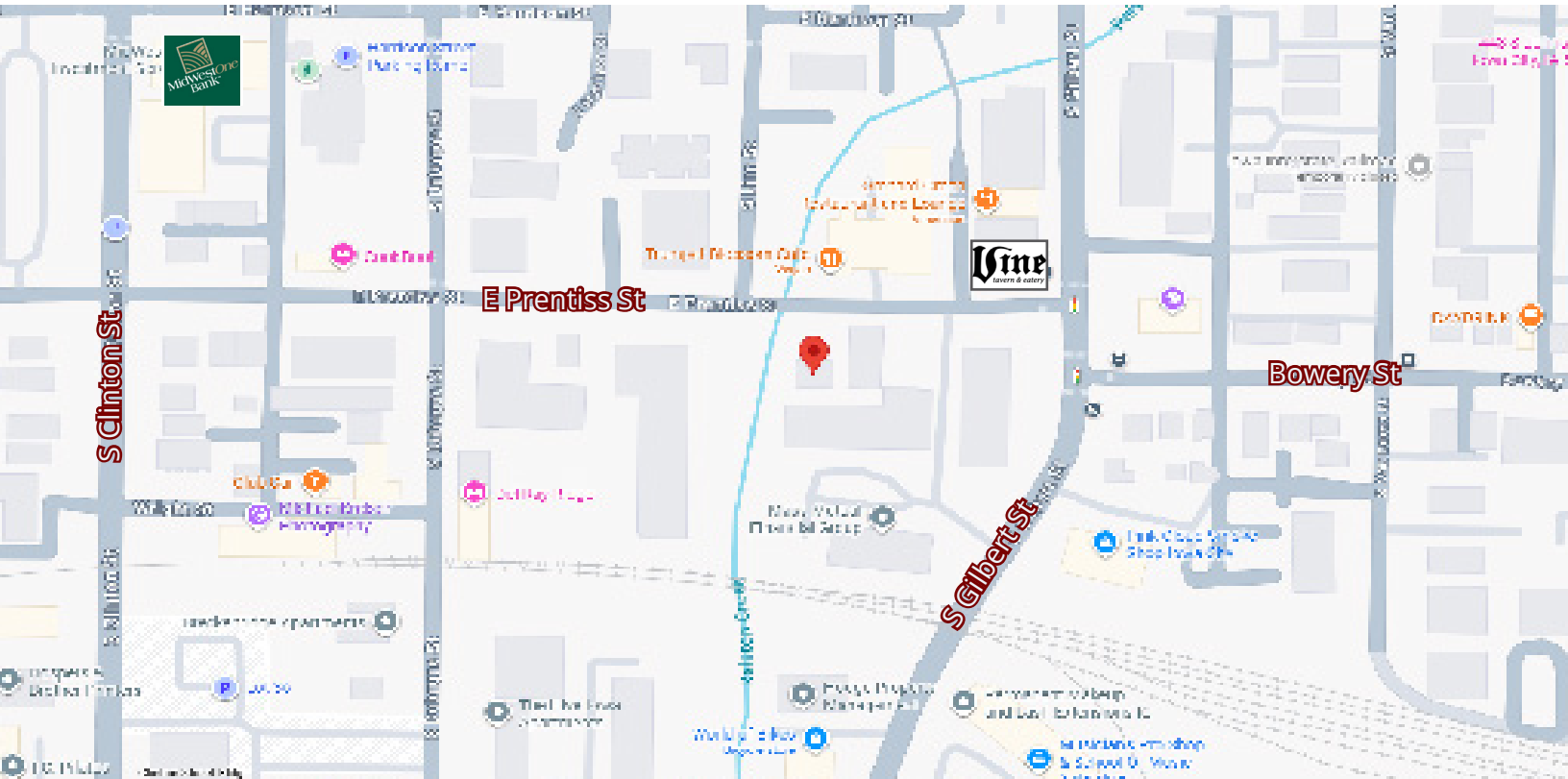
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