



SW DEVELOPMENT LAND FOR SALE

Lot Size: 6.47 Acres

WILLIAMS BLVD SW
CEDAR RAPIDS, IA 52404

31st Ave SW

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Technologies, USDA/EPAC/Geo

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$849,000

Lot Size: 6.47 Acres

Price / Acre: \$131,221

Price/SF: \$3.00

Zoning: Currently Ag. Likely change to Suburban Mixed Use Regional Center

LOCATION OVERVIEW

Located on the SW side with excellent access to Williams Blvd/Bus Highway 151 and Highway 30.

PROPERTY OVERVIEW

6.47-acre development site located just south of Williams Blvd SW near Breyer. The adjoining parcel to the north has been acquired by Tractor Supply Company, which plans immediate development and will extend city utilities to the area. This positions the site perfectly for future projects, with infrastructure and momentum already underway. With strong area demographics and nearby commercial activity, the property is ideally suited for multifamily, senior housing, or complementary residential uses.

PROPERTY HIGHLIGHTS

- 6.47 near Williams Blvd SW
- Senior housing or multifamily development opportunity

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All information furnished regarding this property is obtained from sources deemed in our opinion to be reliable but not guaranteed.

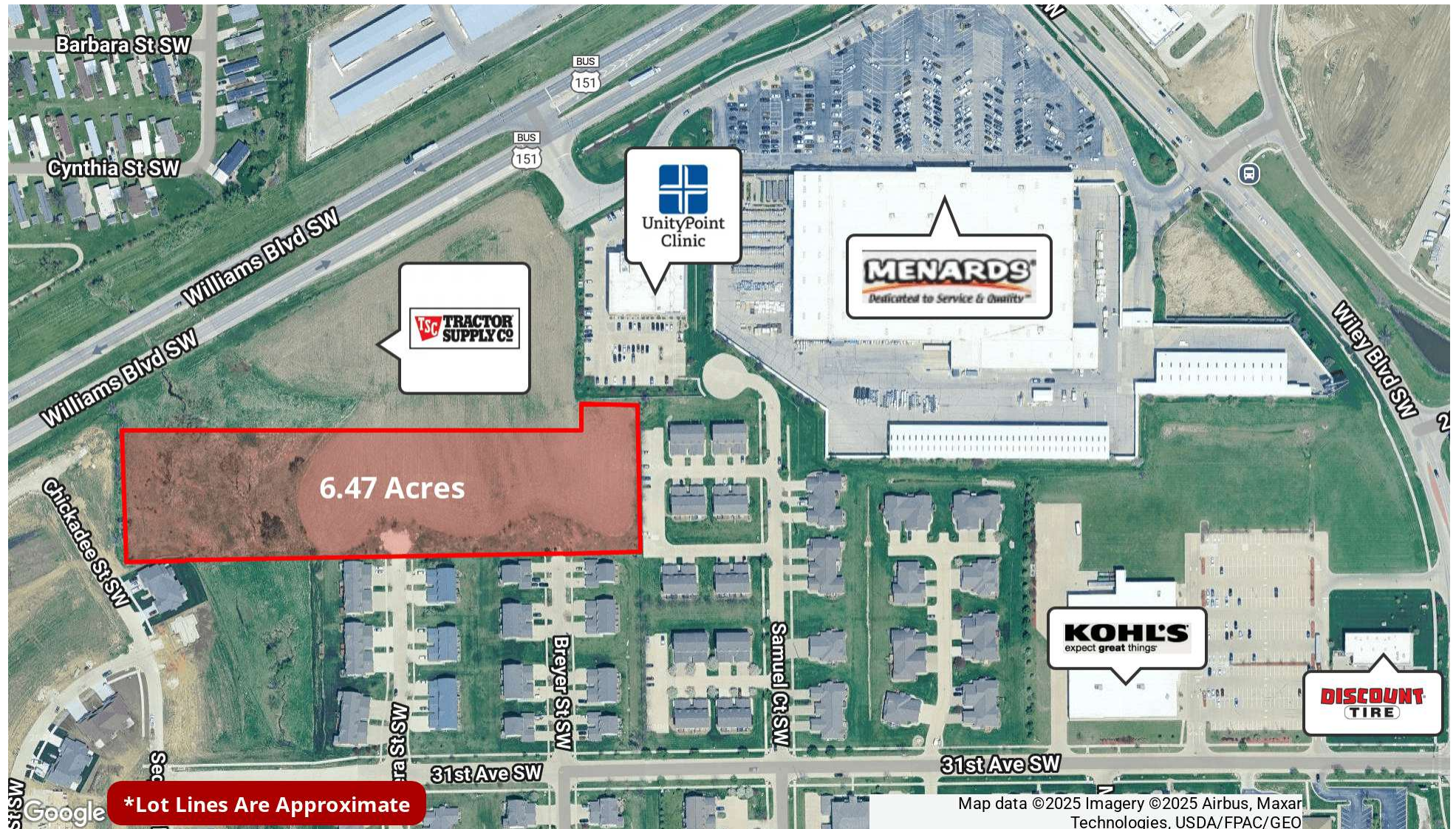
6.47 ACRES AVAILABLE



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AERIAL MAP



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UTILITY MAP



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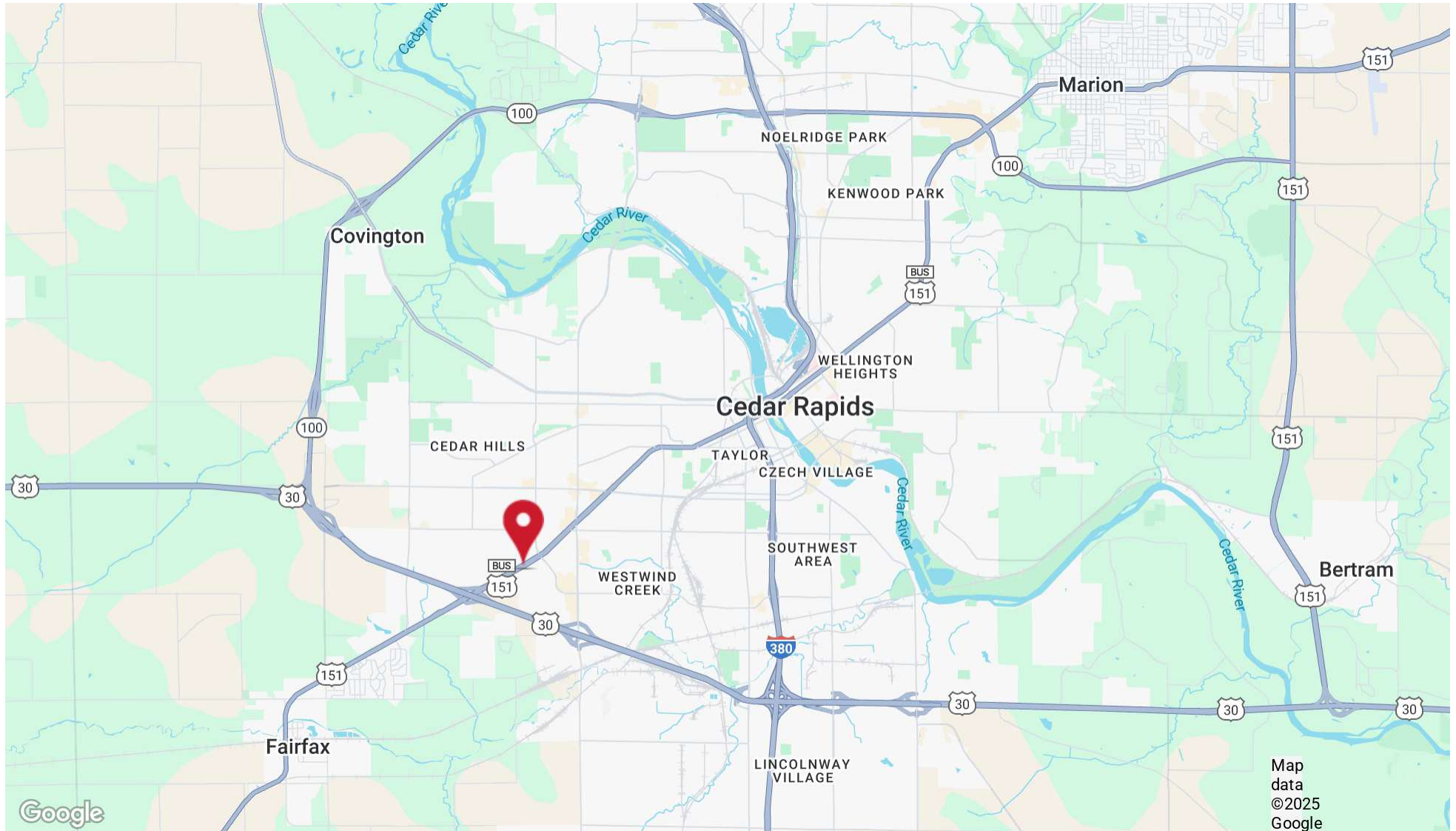
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LOCATION MAP



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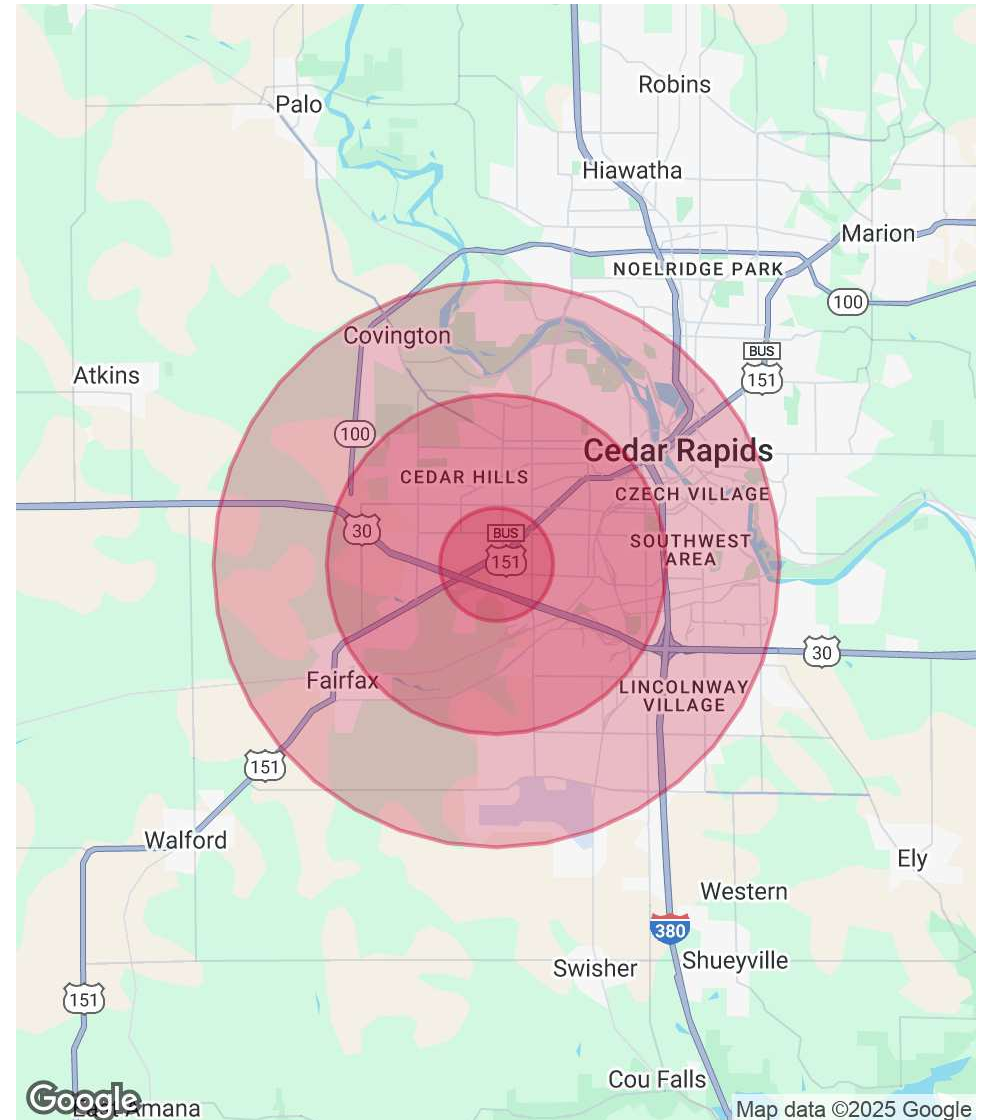
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,678	46,001	83,389
Average Age	39	40	39
Average Age (Male)	38	39	38
Average Age (Female)	40	41	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,741	19,122	34,629
# of Persons per Household	2.4	2.4	2.4
Avg Household Income	\$75,511	\$83,972	\$86,733
Average House Value	\$199,242	\$203,100	\$211,089

* Demographic data derived from 2020 ACS - US Census



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