

FOR SALE



2800 HEARTLAND DR, CORALVILLE
\$4,200,000

7.16 acres of C2 zoned land contained in 3 contiguous parcels right on Heartland Dr. All utilities are to the site and the lot is mostly level and buildable. There is a small section to the south that slopes but it is not significant to the use of the lot. The site sits high on the hill and is between Aldi's and Rockwell Collins on Heartland and is just west of Hwy 965 and north of I-80.

Information deemed reliable, but not guaranteed.

Price:

\$4,200,000

Zoning:

C2

Total Acres:

7.16 Acres

Gross Taxes:

\$106,372

Traffic Count:

5,900 cars on Heartland Dr per day

Directions:

From Hwy 965 go West on Heartland Dr and follow to the round about. Parcels are directly South

Jeff Edberg, CCIM, SIOR

Jeff Edberg Team

📞 319-331-6187

✉️ Jeff@icrealestate.com

🌐 www.icrealestate.com

Licensed to sell real estate in the State of Iowa

Carmen Krueger, Realtor®

Jeff Edberg Team

📞 319-330-4927

✉️ carmen@icrealestate.com

🌐 www.icrealestate.com

Licensed to sell real estate in the State of Iowa

LKR
LEPIC-KROEGER, REALTORS®

2346 Mormon Trek Blvd, Iowa City, IA 52246


2800 HEARTLAND DR, CORALVILLE
\$4,200,000

FOR SALE



Jeff Edberg, CCIM, SIOR

Jeff Edberg Team

 319-331-6187


 Jeff@icrealestate.com

 www.icrealestate.com

Licensed to sell real estate in the State of Iowa

Carmen Krueger, Realtor®

Jeff Edberg Team

 319-330-4927

 carmen@icrealestate.com

 www.icrealestate.com

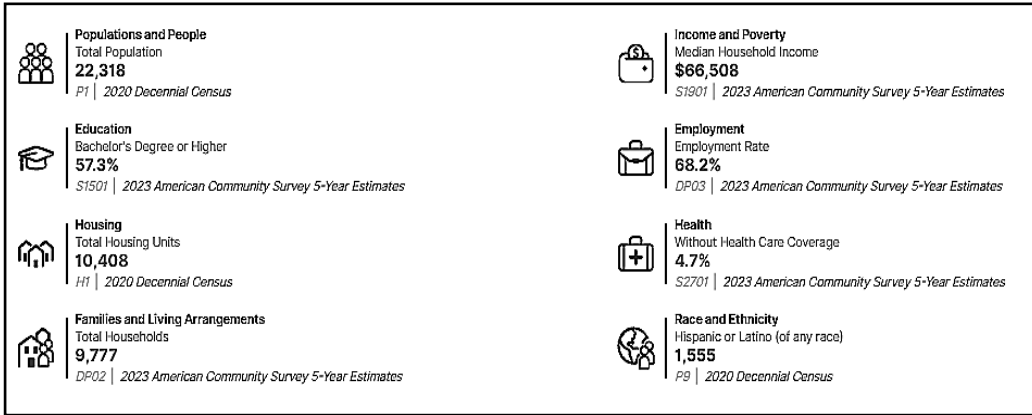
Licensed to sell real estate in the State of Iowa

LKR
LEPIC-KROEGER, REALTORS®

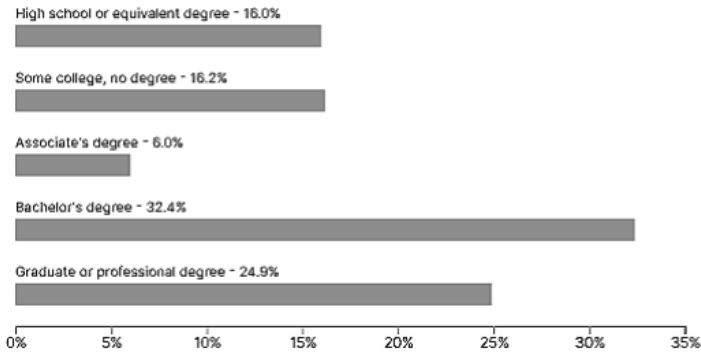
2346 Mormon Trek Blvd, Iowa City, IA 52246

2800 HEARTLAND DR, CORALVILLE
\$4,200,000

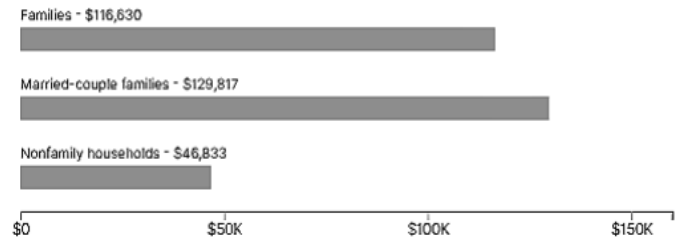
FOR SALE



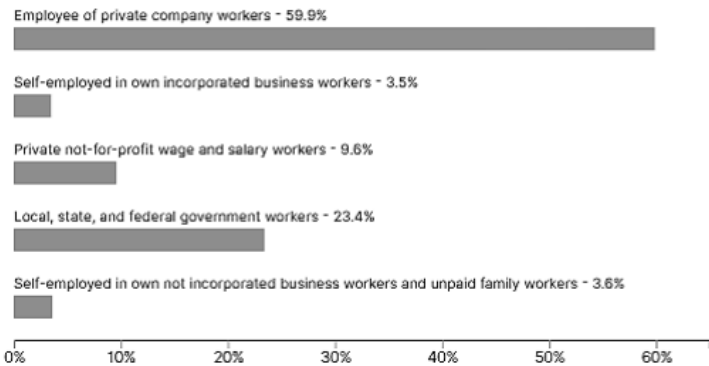
Education Attainment (Population 25 Years and Older)
 in Coralville city, Iowa



Median Income by Types of Families
 in Coralville city, Iowa

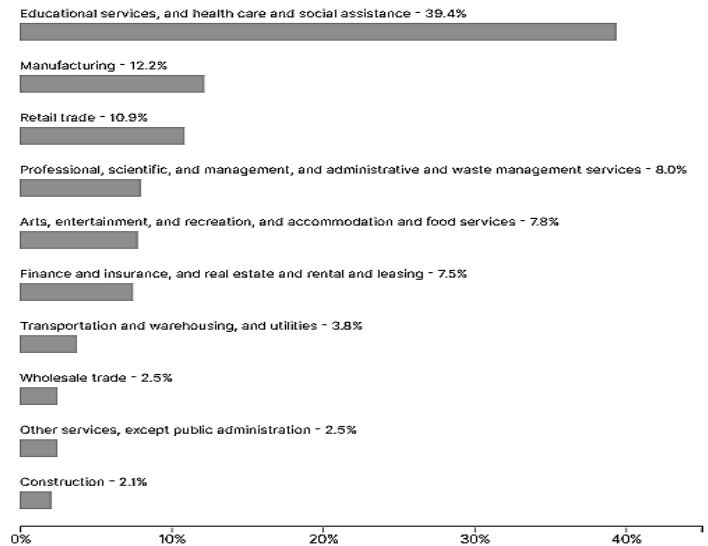


Class of Worker
 in Coralville city, Iowa



Industry

Industry for the Civilian Employed Population 16 Years and Ov...
 in Coralville city, Iowa



Jeff Edberg, CCIM, SIOR

Jeff Edberg Team

319-331-6187

Jeff@icrealestate.com

www.icrealestate.com

Licensed to sell real estate in the State of Iowa

Carmen Krueger, Realtor®

Jeff Edberg Team

319-330-4927

carmen@icrealestate.com

www.icrealestate.com

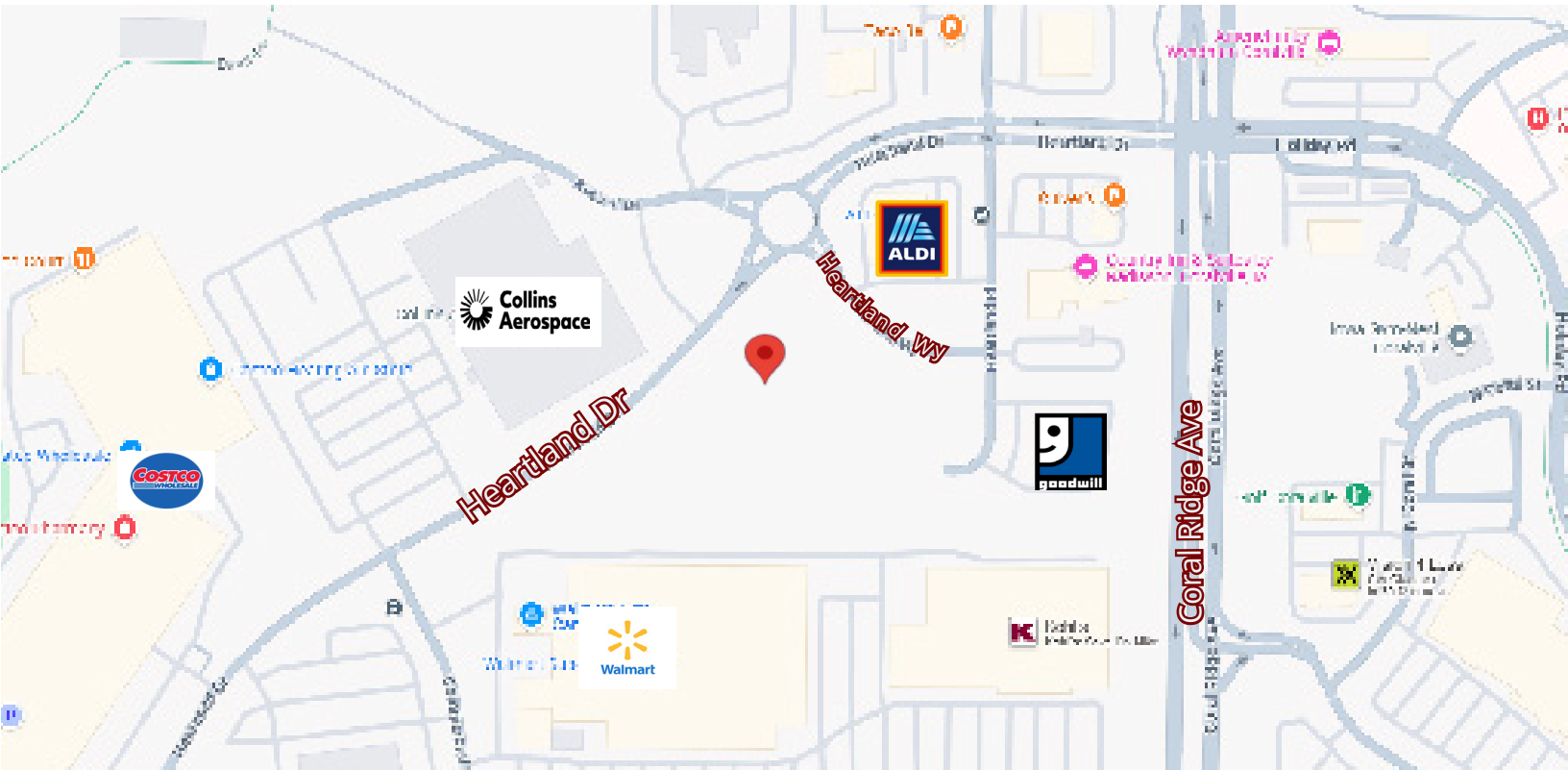
Licensed to sell real estate in the State of Iowa



2346 Mormon Trek Blvd, Iowa City, IA 52246

2800 HEARTLAND DR, CORALVILLE
\$4,200,000

FOR SALE



Jeff Edberg, CCIM, SIOR

Jeff Edberg Team

📞 319-331-6187

✉️ Jeff@icrealestate.com

🌐 www.icrealestate.com

Licensed to sell real estate in the State of Iowa

Carmen Krueger, Realtor®

Jeff Edberg Team

📞 319-330-4927

✉️ carmen@icrealestate.com

🌐 www.icrealestate.com

Licensed to sell real estate in the State of Iowa

LKR
LEPIC-KROEGER, REALTORS®

2346 Mormon Trek Blvd, Iowa City, IA 52246