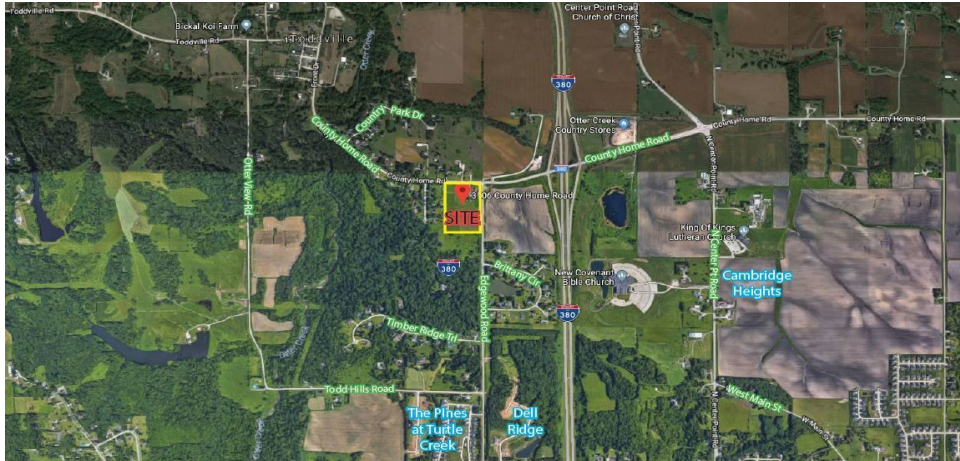




3506 County Home Road, Cedar Rapids, IA 52411



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,892,769
<b>LOT SIZE:</b>	12.78 Acres
<b>MARKET:</b>	Hiawatha
<b>PRICE / SF:</b>	\$3.40

## PROPERTY OVERVIEW

Located just off I-380, this property offers a variety of development opportunities. The local city of Hiawatha has plans of annexation and has plotted the site for a future "Town Center" concept; including but not limited to, retail with residential on the above-ground floors. With the large scale [single-family] development(s) to the South, high visibility, quick access, and currently zoned Ag, this property is well situated for any development (i.e. hotels, c-stores, multi-family, truck stops, etc.). This site could be sub-divided for a [partial] multi-family/townhome development; allowing plans to develop the corner lot for a commercial +/- 2-acre project.

## PROPERTY HIGHLIGHTS

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4850 Armar Drive SE  
Cedar Rapids, IA 52403

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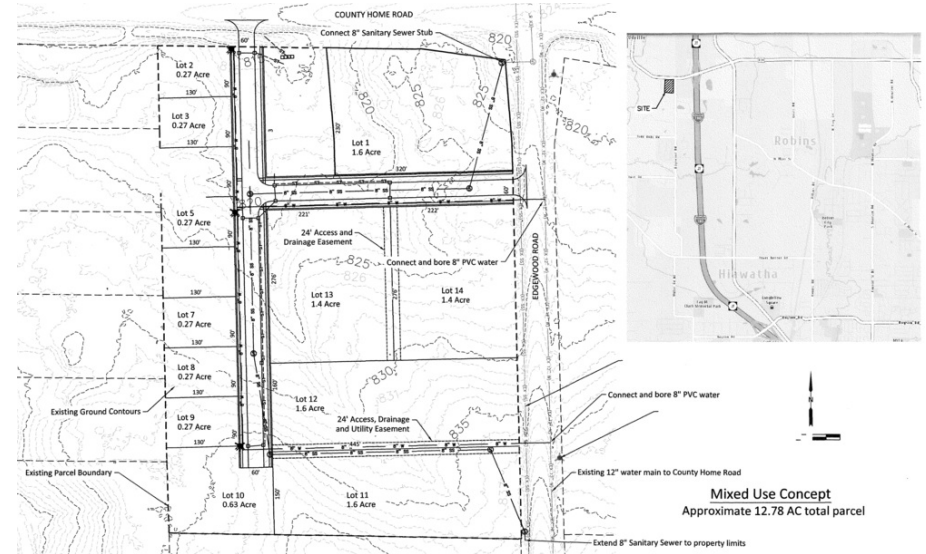
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# LAND FOR SALE



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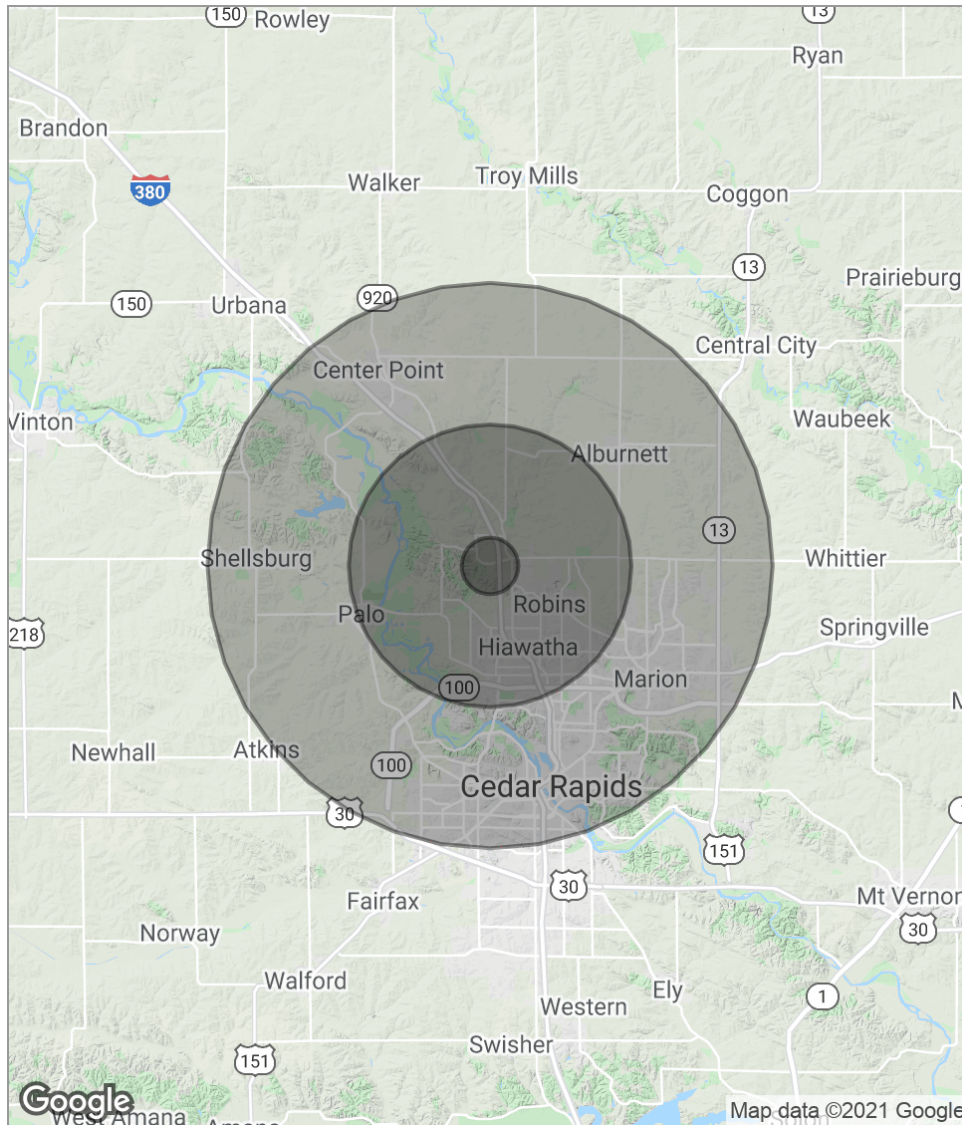
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	1,336	35,839	202,308
Median Age	36.1	37.7	36.8
Median Age (Male)	36.1	37.0	35.5
Median Age (Female)	35.9	38.8	38.0
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	444	13,728	84,619
# Of Persons Per HH	3.0	2.6	2.4
Average HH Income	\$102,756	\$85,151	\$67,701
Average House Value	\$232,978	\$203,819	\$157,970

\* Demographic data derived from 2010 US Census

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