

**Hwy 30 and Hwy 100**  
80th St SW | Cedar Rapids, IA | US | Linn County  
Available Acres: 13.41 | Sale Price: \$496,148



Zoning:	Agriculture
Topography:	Level to Gentle Roll
Setting:	Agricultural Land
Within City Limits:	Yes
Sale Price:	\$496,148
Lease Rate Note:	For Sale Only
Last Updated:	Jan 2, 2024

**Economic Development Contact**

**Ron Corbett**  
ICR Iowa/Economic Alliance  
501 First St SE  
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**Realtor/Owner Contact**

**Tiffany Earl Williams**  
Skogman Commercial  
3196518165 | TiffanyEarl@skogman.com

**Property and Area Description**

Five (5) acres of land with long term cell tower lease in place, Recently renewed generates \$9,125.28 per year with scheduled 15% escalations. Sits on new exit of new Highway 100 extension at 80th Street SW. 8.41 acres of excess ground is an ideal candidate for C store or quick service restaurant.

**Population**

	<b>169,693</b> 10 Mile Radius	<b>297,365</b> 20 Mile Radius	<b>446,225</b> 30 Mile Radius
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Source: ESRI®, 2024

**Households**

	<b>71,994</b> 10 Mile Radius	<b>121,366</b> 20 Mile Radius	<b>182,477</b> 30 Mile Radius
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Source: ESRI®, 2024

**Transportation**

**Nearest Highway:** U.S. Highway 30 (0.40 mi.)  
**Nearest Interstate:** Interstate 380 (6.00 mi.)  
**Nearest Airport:** The Eastern Iowa Airport (CID) (7.30 mi.)  
**Nearest Commercial Airport:** The Eastern Iowa Airport (CID) (7.30 mi.)  
**Rail Served:** No  
**Rail Served By:** Other  
**Rail Infrastructure in Place:** No

**Utilities**

**Electric:** Linn County Rural Electric Cooperative  
**Natural Gas:** MidAmerican Energy Company  
**Water:** City of Cedar Rapids  
**Sewer:** City of Cedar Rapids  
**Telecommunications:** ATT, CenturyLink, ImOn, Involta, Mediacom Business, Windstream, South Slope