



SITE



DEVELOPMENT LAND

# FOR SALE

8720 STACEY LN SW, CEDAR RAPIDS, IA 52402



**WSG**  
CRE

SKOGLMAN  
COMMERCIAL



# PROPERTY OVERVIEW

## Property Details

Address	8720 Stacey Lane SW Cedar Rapids, IA 52402
County	Linn County
Lot Size	9.5 ± Acres (Divisible)
Zoning	S-MR
Parcel Number	19213-76004-00000
Legal Description	P.O.S. #2678 PARCELA
Offering Price	\$2,875,000

The property offers exceptional visibility with prominent frontage along I-380, benefiting from an estimated 58,800 vehicles per day traveling northbound and southbound. Strategically positioned at the Wright Brothers Boulevard/Eastern Iowa Airport interchange, the site provides superior regional access and unparalleled convenience for both employees and customers.

All major utilities are available at the site, and a regional detention basin has already been constructed, streamlining the development process and reducing upfront investment requirements. The location is further enhanced by ongoing infrastructure improvements, including a new signalized intersection at Wright Brothers Boulevard, dual ingress/egress lanes to and from I-380, and the planned widening of I-380—projects anticipated for completion in 2025.

This offering represents a unique opportunity to establish a presence in a highly visible, strategically located corridor within one of the region’s fastest-growing areas.



# PARCEL MAP





# AERIAL MAP





# DEMOGRAPHICS

		1 mile	3 miles	5 miles
	Daytime Population	1,633	14,422	26,837
	2025 Population	610	9,393	32,716
	Annual Population Growth Rate	0.82%	0.41%	0.30%
	2025 Median Age	37.1	28.2	35.7
	2025 Total Households	228	3,722	13,291
	Annual Household Growth Rate	1.03%	0.50%	0.50%
	2025 Average Household Income	\$140,165	\$90,857	\$92,346
	Daily Traffic Count:	Interstate 380 - 53,500 VPD Wright Brothers Blvd - 10,000 VPD		

## Cedar Rapids Major Employers





# CEDAR RAPIDS OVERVIEW

Cedar Rapids, known as the "City of Five Seasons," offers a high quality of life with affordable housing, excellent schools, and a vibrant arts scene. Its strategic location along major transportation routes, including I-380 and the Eastern Iowa Airport, supports business, travel, and community growth. Recent investment (over \$1 billion combined) by major technology companies Google and QTS (Quality Technology Services) also reinforces Cedar Rapids' role as a regional technology hub. The city's welcoming atmosphere and diverse amenities make it a great place to live, work, and study.



Largest corn-processing city in the world



Second largest producer of wind energy in the U.S.



One of the leading manufacturing regions in the U.S.

## Cedar Rapids MSA

Population	276,520
Jobs	134,707
Companies	8,462
Counties	3
Cities	86
School Districts	18
Colleges & Universities	6

## Top Employers

Collins Aerospace	9,400
TransAmerica	3,800
Unity Point Health	2,979
Cedar Rapids Community	2,879
Nordstrom Direct	2,150



# TRANSPORTATION



## Driving from Cedar Rapids

	Miles	Time
Chicago, IL	247	3 hr 41 min
Detroit, MI	513	7 hr 40 min
Fargo, ND	509	7 hr 36 min
Indianapolis, IN	391	5 hr 32 min
Kansas City, MO	312	4 hr 38 min
Minneapolis, MN	275	4 hr 8 min
Omaha, NE	253	3 hr 49 min
Sioux Falls, SD	353	5 hr 17 min
St. Louis, MO	284	4 hr 28 min





# CONTACTS



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