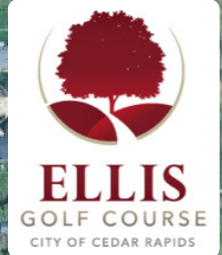




Cedar Rapids
School District
Support Center



SITE

28.03 ACRES OF DEVELOPMENT LAND

FOR SALE

RIVER BLUFFS DR & EDGEWOOD RD NW | CEDAR RAPIDS, IA



WSG
CRE

SKOGLMAN
COMMERCIAL



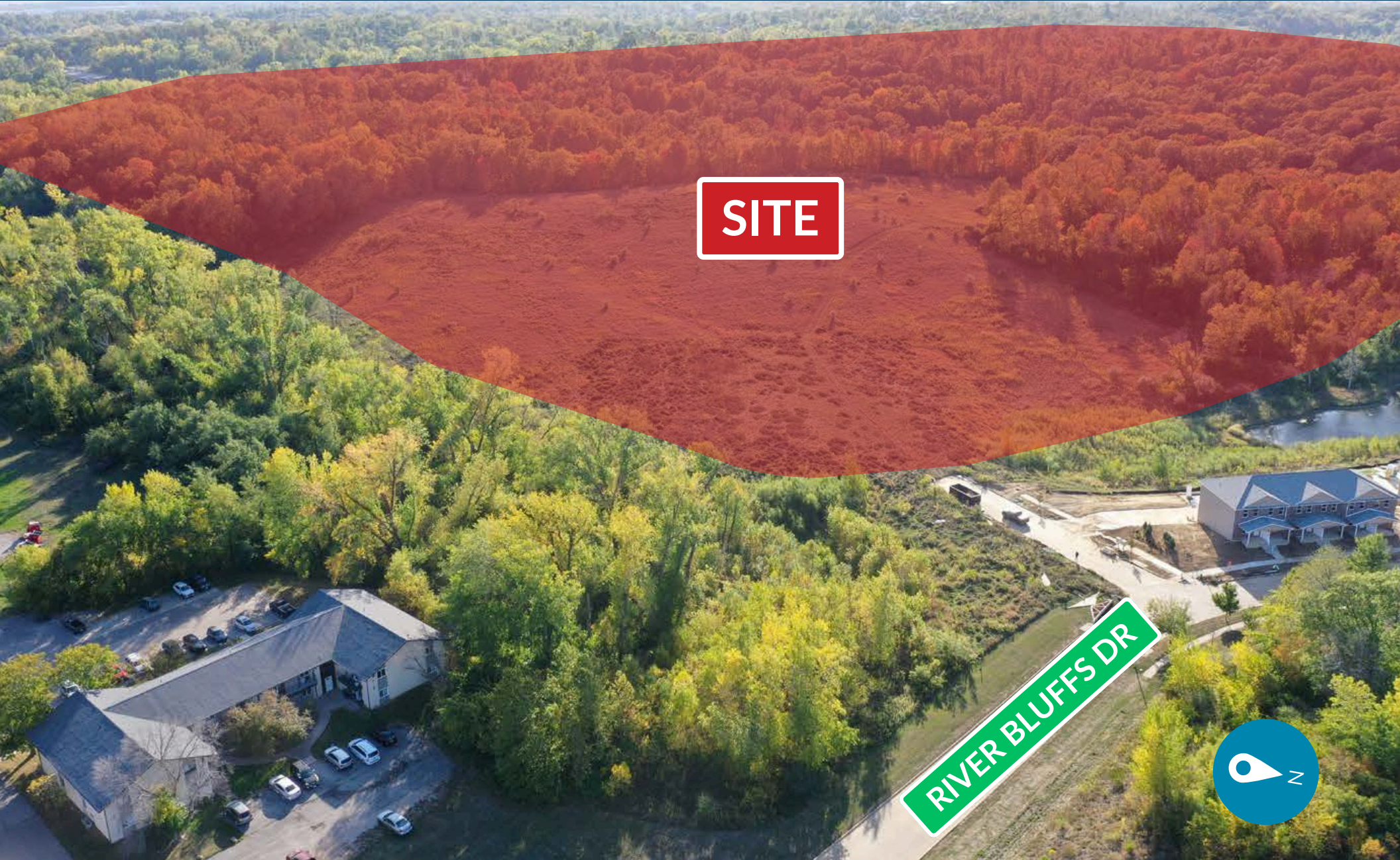
PROPERTY OVERVIEW

This development land is located off Edgewood Road NW in Cedar Rapids, Iowa, and is ideally suited for residential use, whether for single-family homes or multi-family housing. The site has utilities readily available and features rolling hills and trees, offering excellent opportunities for walk-out designs. It enjoys close proximity to Ellis Park and Ellis Golf Course, with easy access to major thoroughfares including Interstate 380 and Highway 100. The property is conveniently located near several schools, such as Kennedy High School, Pierce Elementary, Harrison Elementary, and Taft Middle School. Additionally, it is just a short drive from numerous retailers and restaurants, including Hy-Vee, Fleet Farm, Jimmy John's, Kwik Star, Casey's, La Cantina Bar & Grill, Zeppelins, Panchero's, The M.A.C, McDonald's, and PepperJax Grill. Outdoor enthusiasts will also appreciate the many nearby trails, including Edgewood Trail, Ellis Trail, and Cherokee Trail.

Property Details	
Address	River Bluffs Dr & Edgewood Rd NW, Cedar Rapids, IA 52405
Land Size	+/- 28.03 Acres
Parcel #	141825100700000 / 141832600400000 / 141830200500000
Zoning	Suburban Residential Large Lot
County	Linn
Legal Description	SW NW-S OF RD EX P.O.S. #331 & EX P.O.S. #1697 - REVISED & EX E330' N660' SEC 18 TWP 83 R 7 / N880' NW SW EX P.O.S. #1697 - REVISED SEC 18 TWP 83 R 7 / P.O.S. #1732 PARCEL A
Property Taxes	\$1,314
Offering Price	\$1,273,500



PROPERTY PHOTO



SITE

RIVER BLUFFS DR





PARCEL MAP



Utility Easement
100'

Sewer Easements
20' - 30'

Parcels
141825100700000
141832600400000
141830200500000
+/- 28.03 Acres

Shadowwood
Apartments



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. 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



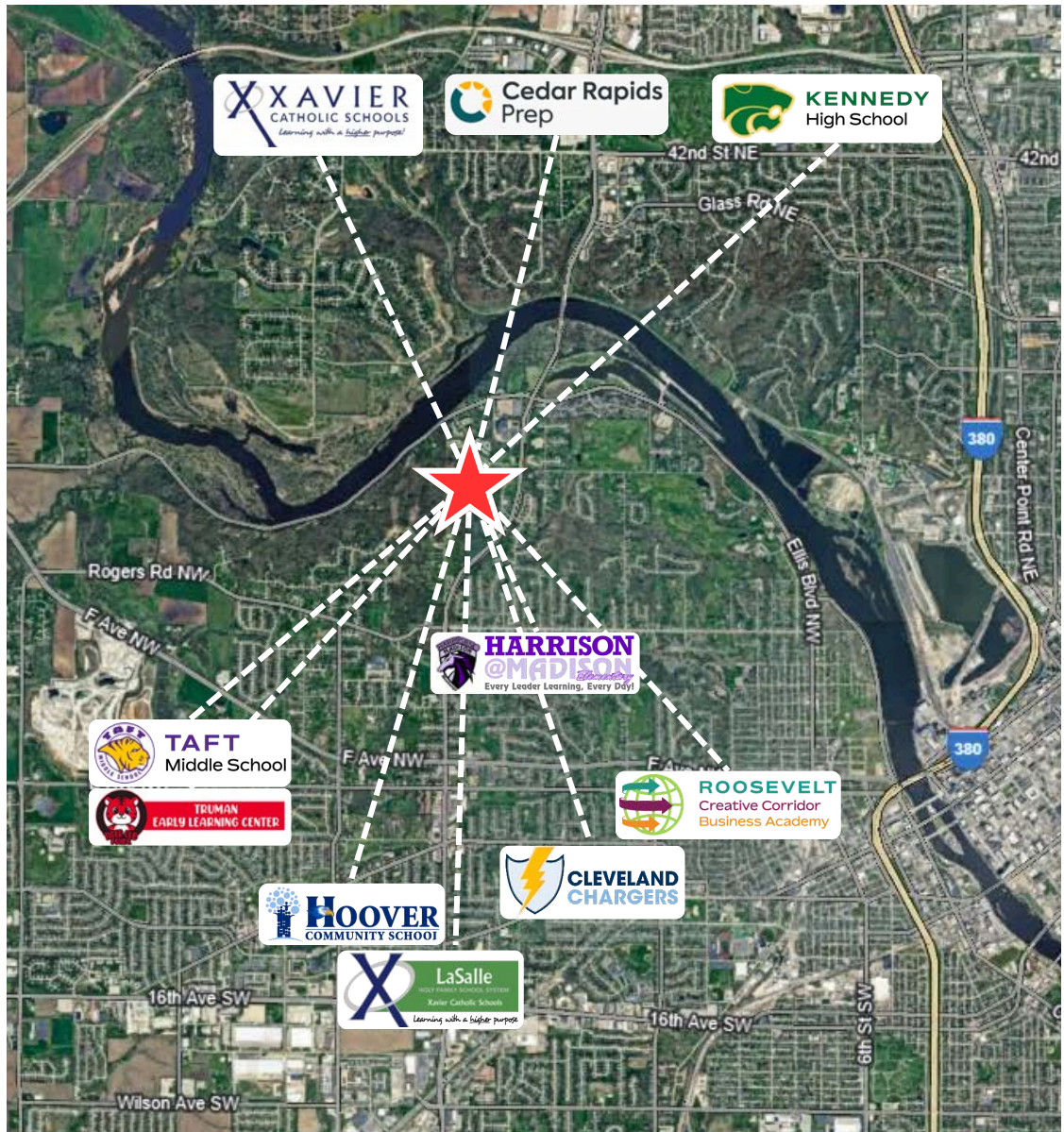
DEMOGRAPHICS

		1 mile	3 miles	5 miles
	Daytime Population	369	45,365	101,570
	2025 Population	5,644	57,912	127,703
	Annual Population Growth Rate	-0.14%	0.10%	0.20%
	2025 Median Age	40.2	38.9	38.4
	2025 Total Households	2,625	24,851	55,326
	Annual Household Growth Rate	0.08%	0.28%	0.38%
	2025 Average Household Income	\$109,177	\$92,454	\$91,456
	Daily Traffic Count: 24,600 VPD			



NEARBY SCHOOLS

Driving Distance From Site	
Xavier High School	3.3 miles
Kennedy High School	3.5 miles
Cedar Rapids Prep School	2.5 miles
Taft Middle School	3.1 miles
Roosevelt Creative Corridor Business Academy	3.3 miles
LaSalle Catholic School	2.7 miles
Harrison at Madison Elementary	1.6 miles
Hoover Community School	2.9 miles
Cleveland Elementary School	3.2 miles
Truman Early Learning Center	3.2 miles





NEW CEDAR RAPIDS PREP SCHOOL

The Gazette

CEDAR RAPIDS — More than 200 middle school students are enrolled in Cedar Rapids Prep, taking a venture on the charter school opening in August.

“We’re at a point in public education where a lot of people are trying to figure out what’s going to work,” Turley said. “Most people would agree public education is not perfect, and there’s a lot of room for improvement. Charter schools could offer accessible education in a way public schools can’t or aren’t able to.”



“We’re not a part of this larger district where thousands of people all want a voice. We have the ability for a smaller community that has a voice to impact the decisions made,” Turley said.

Leading the school is principal Justin Blietz, who left his job as principal at Roosevelt last summer to open Cedar Rapids Prep.

Charter schools are tuition-free schools that are publicly funded, but independently run under an approved charter with the state. In Iowa, charter schools receive per-pupil aid from the state, just like public schools.

Charter schools are held accountable through a legal agreement called a “charter” with their authorizing agency, which in Iowa is the state’s Board of Education.

A charter school must attract students and produce positive results within five years or risk losing its charter, according to the Iowa Department of Education.

“We have five years to prove our work and that what we’re doing is successful. The next five years are really important. We’re looking ahead at a long and intense road. We have a lot to do and to prove,” said Turley, adding that she has “no reservations” about the charter school’s future.



As of May 21, 239 students were enrolled at Cedar Rapids Prep. The majority – almost 200 students – were enrolled from the Cedar Rapids Community School District. Other students came from private schools, the Linn-Mar Community School District and College Community School District.

Blietz said the goal is for a total enrollment of 270 in the schools first year. The high demand from families led Cedar Rapids Prep leaders to expand the school to eighth-graders after initially planning to accept only sixth and seventh-graders. The school plans to grow by adding one grade each year through 12th grade. With about three months until students enter Cedar Rapids Prep for the 2025-26 school year, Blietz said it’s the “hope and optimism” he hears from families and students that inspires him as he pushes toward fall.

As the school grows, Blietz expects strong relationships with community partners and local colleges and universities to provide students opportunities beyond the classroom.

The school is opening in its first year in a temporary space at the former Transamerica site, 4515 North River Blvd. NE.

The Former Transamerica offices in northeast Cedar Rapids on Friday. Cedar Rapids Prep will operate out of the building while construction begins on its permanent campus at the site. (Nick Rohlman/The Gazette) A groundbreaking on a planned 19-acre campus adjacent to the temporary space is expected later this year, launching construction of the school’s permanent facility. Construction will take about 18 months, Blietz said.

When completed, the campus will include a full competition-sized gymnasium and turf stadium with football and soccer fields, an esports center, common areas, a cafeteria, several tennis courts and an athletic field house.

A pond on site will be enlarged and fully stocked, providing opportunities for environmental science education. Built into the campus will be several acres of wooded space with a trail for outdoor classes, as well as use by neighborhood residents.



LOCATION OF NEW CATHOLIC MIDDLE SCHOOL

The Gazette

CEDAR RAPIDS — Xavier Catholic Schools plans to purchase and remodel the former Toyota Financial Services building in Cedar Rapids into its new, consolidated Catholic middle school.

Xavier Catholic Schools plans to transform the three-story, 109,000-square-foot building and surrounding 11 acres of land at 5005 N. River Blvd. NE into a campus for sixth- to eighth-graders that replaces Regis Middle School and LaSalle Catholic Middle School.



The goal is to complete the remodel by August 2026, but the final timeline will be contingent on donor support and construction scheduling.

The property is valued at about \$10 million, according to the Cedar Rapids Assessor's Office.

"The decision to remodel the Toyota Financial facility to serve as our new middle school marks an exciting mile-stone in this new chapter of Catholic education in our community," said Chris McCarville, president of Xavier Catholic Schools. "This decision is the culmination of many years of conversations. ... The mission of Xavier Catholic Schools is to form disciples un-afraid to follow Jesus Christ. We believe this building and campus will help us carry out that mission even better for decades to come."

The Toyota Financial Services building has remained mostly vacant since 2022.

Eight metro area Catholic schools united as a single corporation for pre-school-12 grade called Xavier Catholic Schools as of July 1. Under this plan, Regis Middle School and LaSalle Catholic Middle School will consolidate into the single location.

Consolidating the middle schools will be a more efficient use of resources and ensure tuition is the same for all middle school students in the Metro Catholic school system, school leaders say.

"United LaSalle Catholic Middle School and Regis Middle School together in this space is an excellent opportunity for us to call to mind the reason why it is important for Catholic schools to exist and that is to form disciples of Christ," said the Rev. Gary Mayer, Xavier Catholic Schools pastoral coordinator. "For students, the middle school years represent a pivotal time in their spiritual lives. By transforming this space into a Catholic school, we are creating a transformative environment in which students can have a more impactful and immersive experience as it relates to their faith development."

A Middle School location feasibility study committee, which included 15 individuals representing metro Catholic parishes, school administrators, and a building expert, was formed early this year. The committee met regularly over the past six months to study options and provide a recommendation for consolidating the middle schools.

The committee made its official recommendation Aug. 27 to the Xavier Catholic Schools Board to remodel the Toyota Financial Services building. The board officially adopted a recommendation to move forward in a meeting Oct. 7.

"The decision to move forward with the remodel of Toyota Financial was the result of an extensive and deliberate process. In the end, we believe that reshaping this building and its grounds to our new middle school was in the best interest of our students, teachers, staff, and our greater community," said Brian Talyat, chair of the Xavier Catholic Schools Board. There are nearly 2,500 students in preschool-12 grade in the Xavier Catholic Schools.





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