



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 PARCEL A
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 52 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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