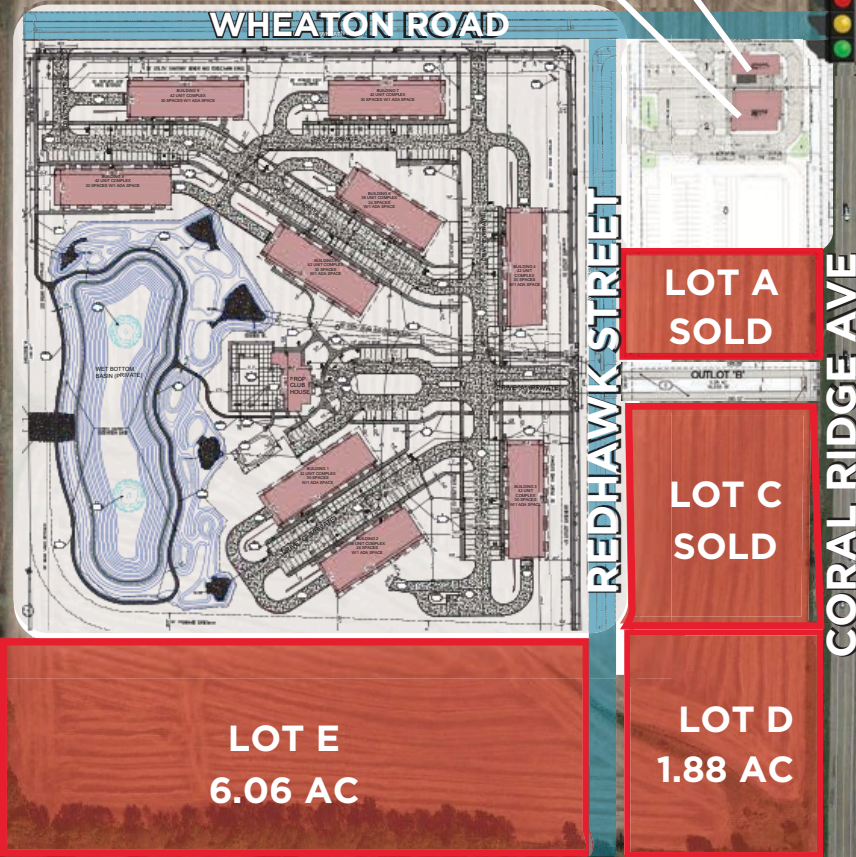




REDHAWK DENTAL CARE



PROPERTY HIGHLIGHTS

- Commercial lot located in the recently platted Redhawk Subdivision in the City of Coralville
- Adjacent to recently announced UIHC North Liberty Medical Campus north of Wheaton Road and west of Coral Ridge Avenue
- Immediately located in front of 965 Flats 366 unit apartment complex currently under construction
- Across from recently opened Hy-Vee store
- Rough grading and streets completed

AVAILABLE LOTS | REDHAWK SUBDIVISION

FOR SALE

3200 REDHAWK ST | CORALVILLE, IA



WSG CRE

SKOGMAN COMMERCIAL



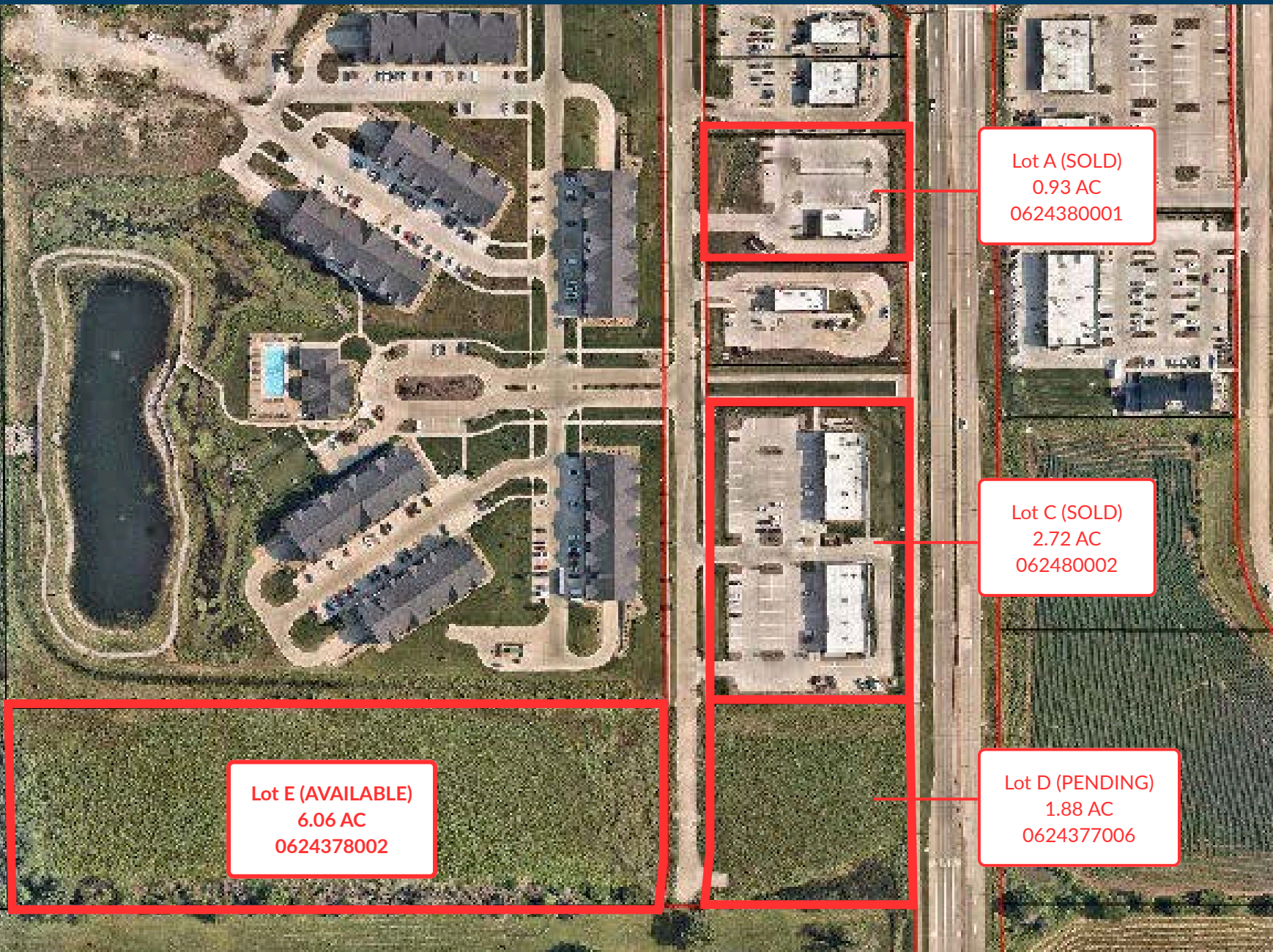
PROPERTY OVERVIEW

Property Details	
Address	3200 Redhawk Street, Coralville Iowa 52241
County	Johnson County
Zoning	C-PUD

	Lot Size	Price	Status	Parcel #
Lot A	0.93 AC	-	Sold	0624380001
Lot C	2.72 AC	-	Sold	0624380002
Lot D	1.88 AC	\$1,310,285	Pending	0624377006
Lot E	6.06 AC	\$1,583,840	Available	0624378002



PARCEL MAP



Lot A (SOLD)
0.93 AC
0624380001

Lot C (SOLD)
2.72 AC
062480002

Lot D (PENDING)
1.88 AC
0624377006

Lot E (AVAILABLE)
6.06 AC
0624378002



SITE PLAN





AERIAL MAP





DEMOGRAPHICS

		1 mile	3 miles	5 miles
	Daytime Population	3,469	19,724	67,294
	2025 Population	4,288	40,170	73,238
	Annual Population Growth Rate	1.14%	0.98%	0.85%
	2025 Median Age	36.8	35.0	32.9
	2025 Total Households	1,321	15,995	28,358
	Annual Household Growth Rate	1.34%	0.99%	0.91%
	2025 Average Household Income	\$113,174	\$122,128	\$123,263
	Daily Traffic Count: 18,800 VPD			



CORALVILLE OVERVIEW

Coralville, located in the heart of the Iowa City–Cedar Rapids region (ICR Iowa), is a vibrant and growing community of over 23,000 residents. It offers businesses access to a highly educated workforce, strong employment growth, and a supportive, cost-effective environment. Coralville is home to leading healthcare institutions, cutting-edge biotech firms, expansive retail hubs, and a growing base of startups and entrepreneurial ventures, making it an ideal place to live, work, and do business.



Iowa ranked #1 overall best state



8.9% employment growth rate in ICR Iowa



Iowa ranked #2 best cost of doing business

ICR Iowa

Population	463,000
Workforce	729,401
Companies	10,000+
Counties	7
Cities	60
Colleges & Universities	7
Educational Attainment	94%

Top Employers of ICR Iowa

University of Iowa	29,700
Collins Aerospace	9,000
St. Luke's Hospital	2,979
Cedar Rapids School District	2,879
Transamerica	2,600



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