

FOR SALE



RIDGEWAY AT UNIVERSITY CT, OUTLOT A, CORALVILLE

\$2,138,796

This 4.91-acre lot of C2 has all utilities to the lot and is in an amazing location just east of the Sedgwick building and at the roundabout intersection of Ridgeway and University Ct. in Coralville just north of the U of I Business Park. The price comes out to just \$10 per foot, so it's below recent land sales prices. Please look at the amazing aerial photos and you'll see the new University hospital directly across Hwy #965 to the west, Hy-Vee and Forever Green Road just to the north, the U of I Research Park directly to the south and banks, food venues, coffee shops, retail stores and new personal service locations all around this area. Looking west across the hospital and along Forever Green Road, you'll find Tiffin in the distance with I-380 and Steindler Clinic clearly visible. There is also an abundance of attached and single-family housing with Middle and Elementary schools nearby, too. Lots 10 and 12 just recently sold to growing area businesses.

Information deemed reliable, but not guaranteed.

Price:

\$2,138,796

Zoning:

C2

Total Acres:

4.91 Acres

Traffic Count:

561 cars on Ridgeway Dr per day

Directions:

Coral Ridge Ave, east on University Parkway, roundabout (north) to University Ct, roundabout to property on Ridgeway Dr.

Jeff Edberg, CCIM, SIOR

Jeff Edberg Team

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Licensed to sell real estate in the State of Iowa

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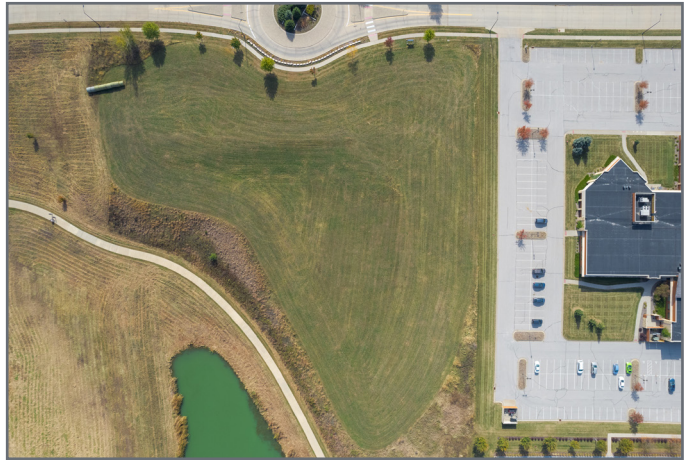
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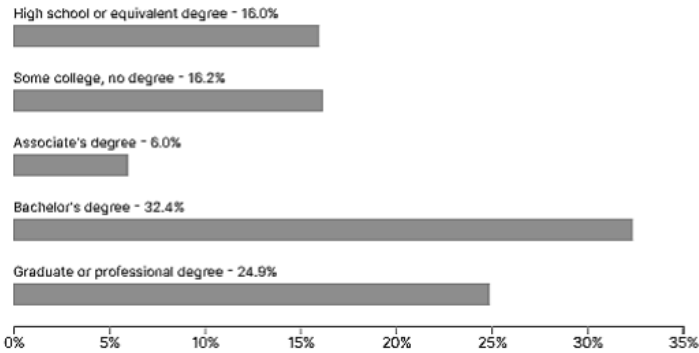
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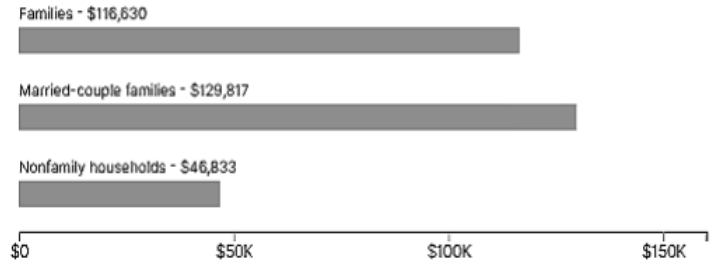
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 <p>Populations and People Total Population 22,318 <i>P1 2020 Decennial Census</i></p>	 <p>Income and Poverty Median Household Income \$66,508 <i>S1901 2023 American Community Survey 5-Year Estimates</i></p>
 <p>Education Bachelor's Degree or Higher 57.3% <i>S1501 2023 American Community Survey 5-Year Estimates</i></p>	 <p>Employment Employment Rate 68.2% <i>DP03 2023 American Community Survey 5-Year Estimates</i></p>
 <p>Housing Total Housing Units 10,408 <i>H1 2020 Decennial Census</i></p>	 <p>Health Without Health Care Coverage 4.7% <i>S2701 2023 American Community Survey 5-Year Estimates</i></p>
 <p>Families and Living Arrangements Total Households 9,777 <i>DP02 2023 American Community Survey 5-Year Estimates</i></p>	 <p>Race and Ethnicity Hispanic or Latino (of any race) 1,555 <i>P9 2020 Decennial Census</i></p>

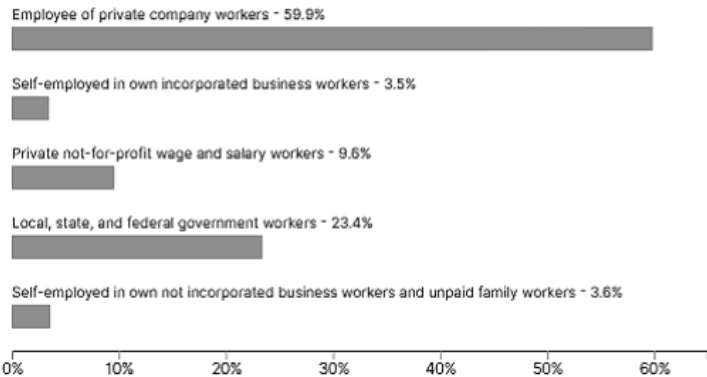
Education Attainment (Population 25 Years and Older)
in Coralville city, Iowa



Median Income by Types of Families
in Coralville city, Iowa

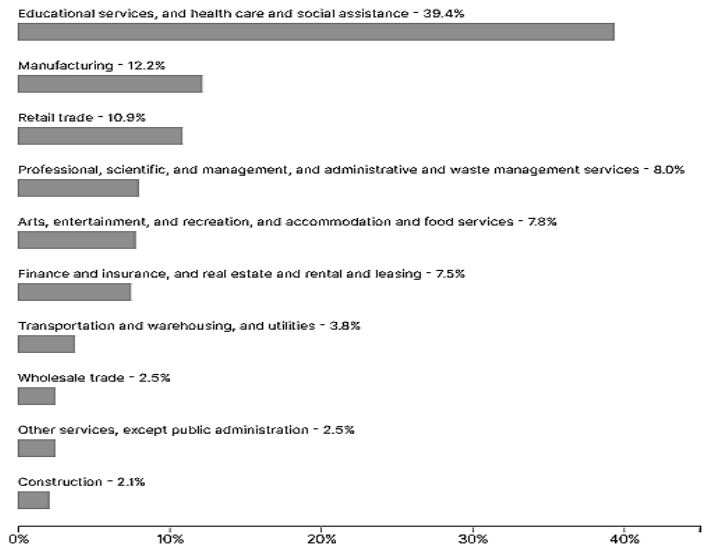


Class of Worker
in Coralville city, Iowa



Industry

Industry for the Civilian Employed Population 16 Years and Ov..
in Coralville city, Iowa



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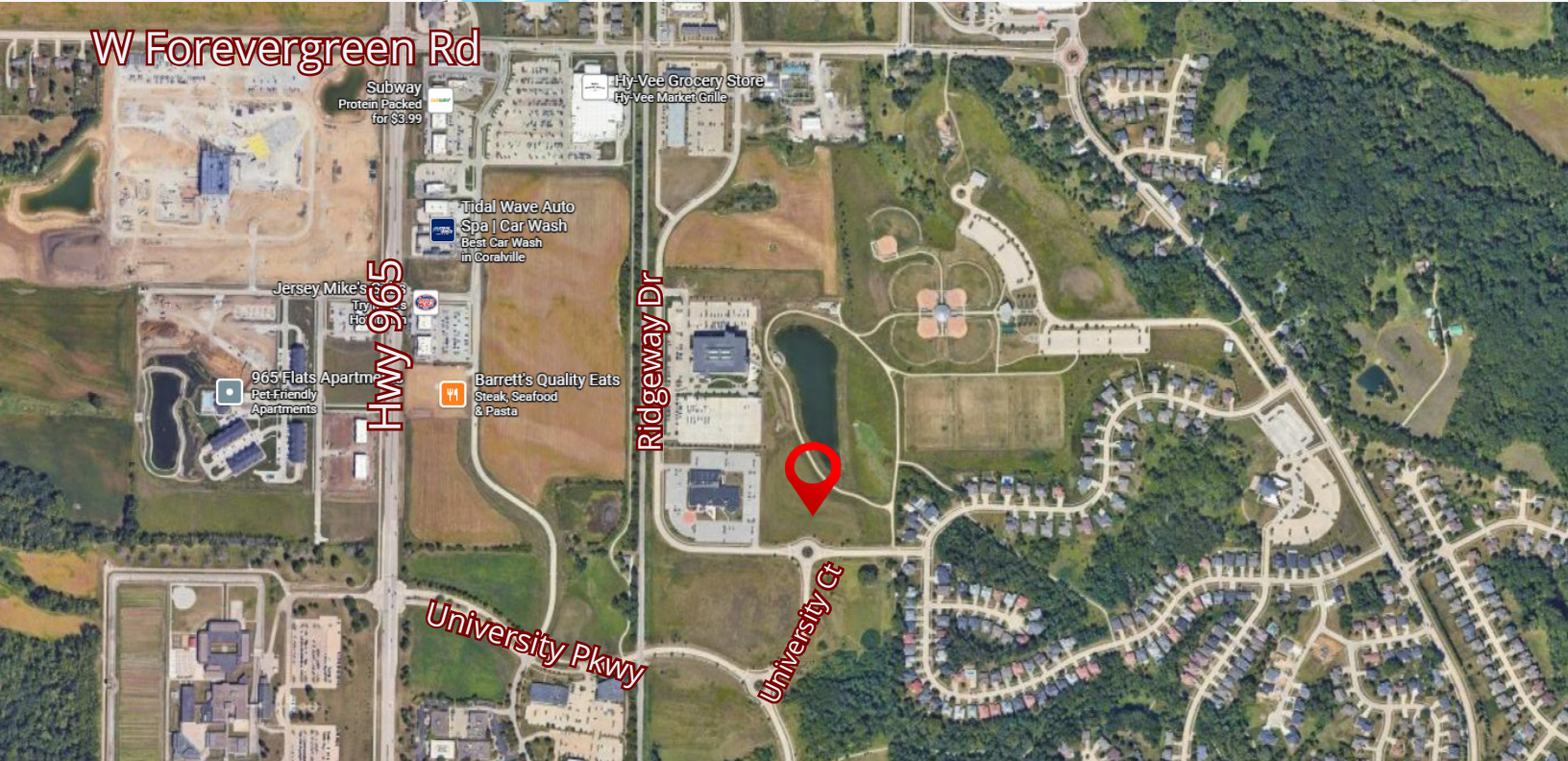
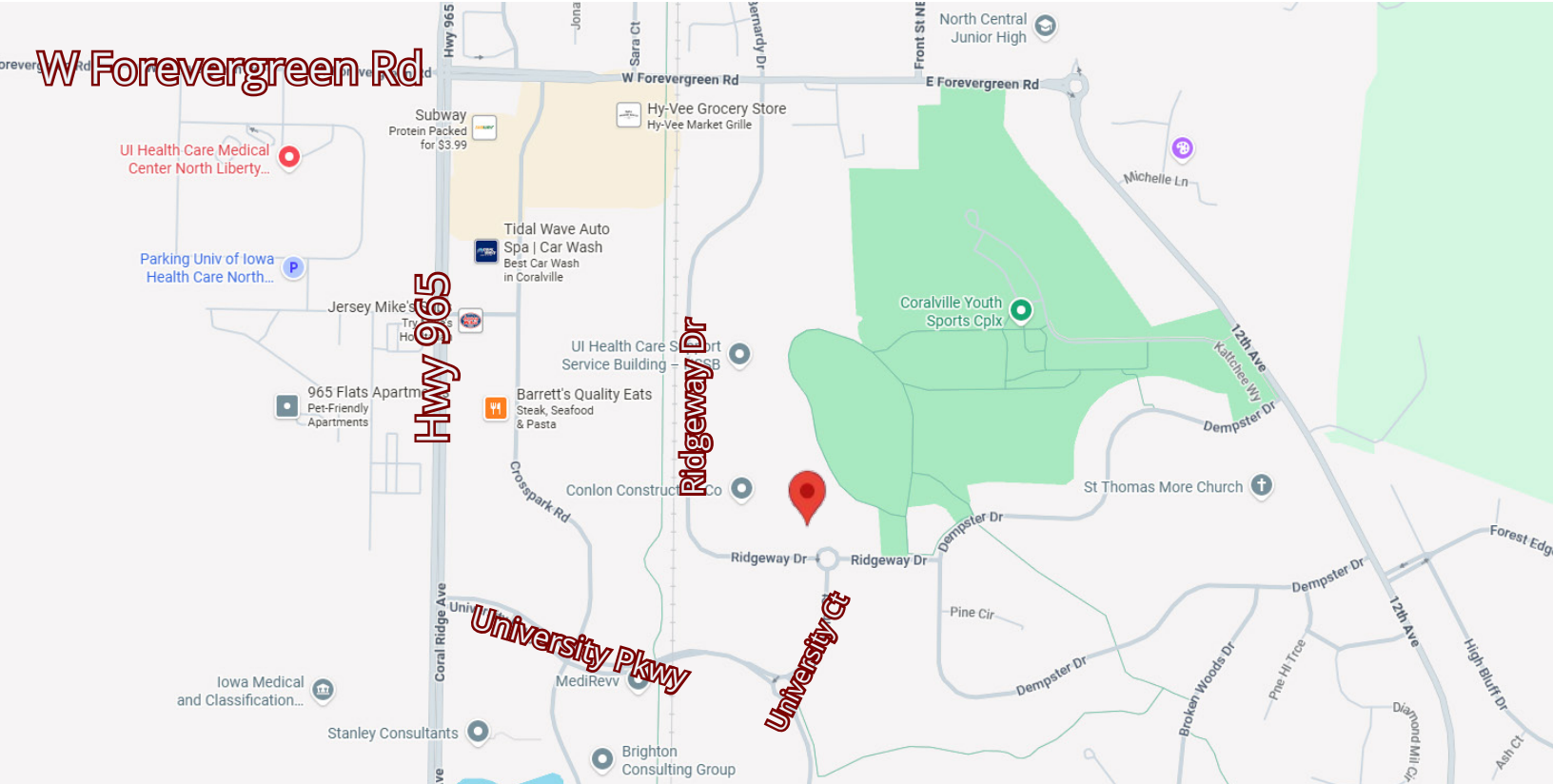
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