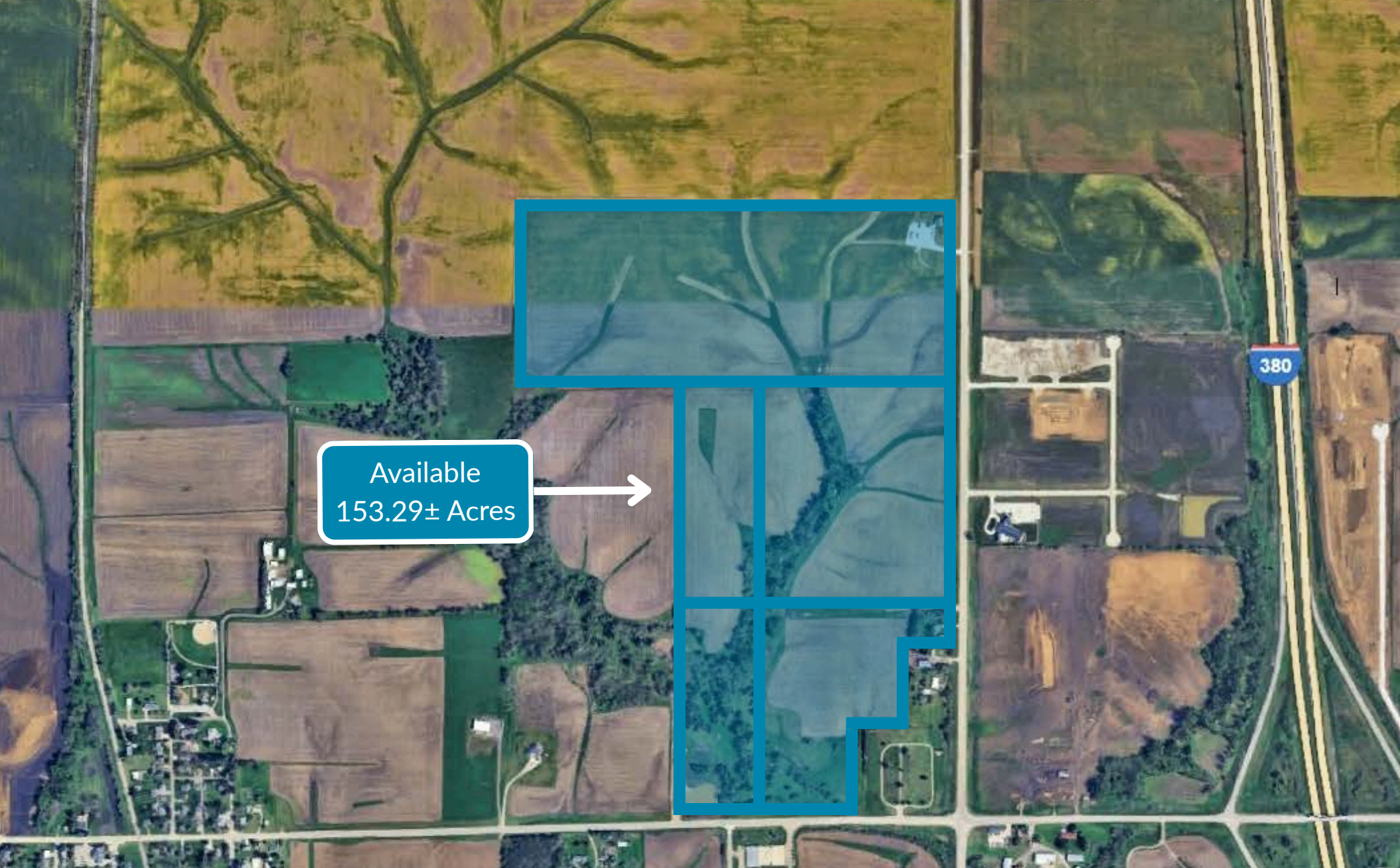




Available
153.29± Acres

DEVELOPMENT LAND

FOR SALE

1065 HIGHWAY 965 NW | CEDAR RAPIDS, IA



WSG
CRE

SKOGMAN
COMMERCIAL



PROPERTY OVERVIEW

Assemblage of 153.29 acres of prime development land available at the I-380 & Highway 965 interchange (Swisher Exit). This strategic location, particularly within Cedar Rapids city limits with access to Cedar Rapids water, is convenient to a skilled workforce from the Cedar Rapids MSA, Iowa City, Coralville, and North Liberty. The site sits in the heart of the growing Johnson County corridor with excellent transportation via I-380 and Highway 965, making it ideal for manufacturing distribution, warehousing, or other commercial multifamily development.

Property Details

Address	1065 Highway 965 NW, Cedar Rapids, IA
County	Johnson
Parcel #	305151002, 305426001, 305451001, 305476001, 305401001, 305176003, 305177001
Lot Size	153.29± Acres
Zoning	AG
Property Taxes	\$7,686
Offering Price	\$16,693,281



HEAVY POWER POTENTIAL & TRANSMISSION ACCESS

Active 69 kV Transmission Line — Adjacent to Site

Attribute	Value
Status	Active
Voltage	69 kV
Type	Alternating Current (AC)
Number of Owners	Single Owner
Owner	Fortis Inc.
Operator	ITC Midwest

Large-Load Service Request

The adjacent 69 kV line positions this site to pursue a large-load service request directly with ITC Midwest, potentially unlocking significant additional MW capacity to serve the full 153.29-acre development.

Transformer & Substation Ready

The expansive site provides ample space to accommodate new pad-mount transformers or a compact on-site substation — a critical advantage for data center, AI compute, manufacturing, or large-scale industrial users requiring scalable, dedicated electrical infrastructure.

Greenfield Power Opportunity

As an unimproved assemblage, the site offers a clean-slate opportunity to design and build power infrastructure to spec — no retrofit constraints, full flexibility for heavy-power users from day one.

Strategic Energy Market

Iowa ranks among the nation's leaders in renewable energy production, offering some of the most competitive electricity rates in the country — an increasingly critical factor for energy-intensive industrial users.

Power & Fiber — GIS Aerial View



Source: U.S. Energy Information Administration (EIA) — Electric Power Transmission Lines

Key Insight: Proximity to 69 kV Infrastructure

Enables large-load service request with ITC Midwest — positioning site for scalable MW expansion on 153± acres.



AERIAL MAP





PARCEL MAP





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



DEMOGRAPHICS & MAJOR EMPLOYERS

		1 mile	3 miles	5 miles
	Daytime Population	595	6,397	21,292
	2025 Population	55	4,242	14,913
	Annual Population Growth Rate	0.7%	0.5%	0.42%
	2025 Median Age	40.6	44.1	33.8
	2025 Total Households	16	1,644	5,925
	Annual Household Growth Rate	1.2%	0.6%	0.50%
	2025 Average Household Income	\$133,848	\$150,014	\$114,032
	Daily Traffic Count: 10,000 VPD			

Cedar Rapids Major Employers





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 57 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



Tiffany Earl Williams
Managing Partner/Owner Agent
Licensed Realtor in the State of Iowa
tiffanywilliams@wsgcre.com
319-675-1694



Josh Seamans, CCIM, SIOR
Managing Partner/Owner Broker
Licensed Realtor in the State of Iowa
joshseamans@wsgcre.com
319-675-1694



Gabe Golberg
Vice President/Partner Agent
Licensed Realtor in the State of Iowa
gabegolberg@wsgcre.com
319-675-1694



Phil Williams
Managing Partner/Owner Agent
Licensed Realtor in the State of Iowa
philwilliams@wsgcre.com
319-675-1694



Luke Rogers
Senior Associate
Licensed Realtor in the State of Iowa
lukerogers@wsgcre.com
319-675-1694



Kaylee Tigner
Analyst
Licensed Realtor in the State of Iowa
kayleetigner@wsgcre.com
319-675-1694