

# FOR SALE



## CROSSPARK RD, LOT 14, CORALVILLE

**\$1,171,730**

This 2.69-acre lot of C2 has all utilities to the lot and is in an amazing location just off US Hwy #965 and Forever Green Road. 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.

**Price:**

\$1,171,730

**Zoning:**

C2

**Total Acres:**

2.69 Acres

**Traffic Count:**

Visible by 7,700 cars per day on Hwy 965

**Directions:**

US #965 east on Wheaton Rd to Crosspark Rd.

Information deemed reliable, but not guaranteed.

**Jeff Edberg, CCIM, SIOR**

Jeff Edberg Team

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Licensed to sell real estate in the State of Iowa

**Carmen Krueger, Realtor®**

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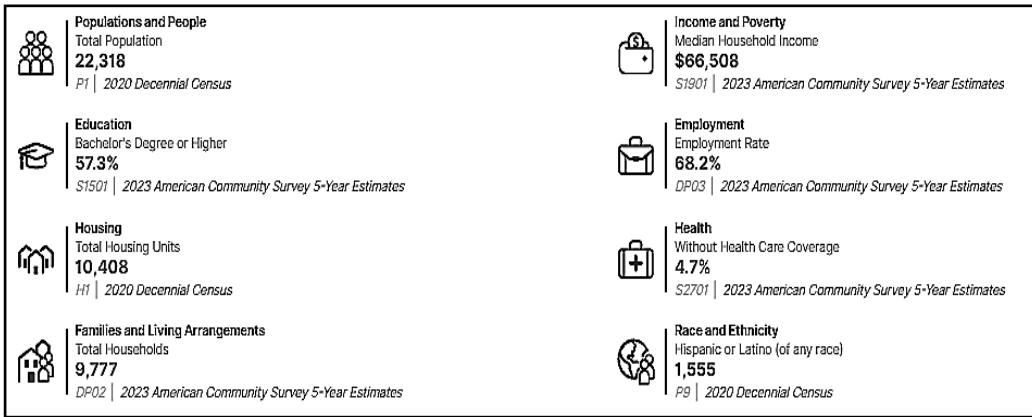
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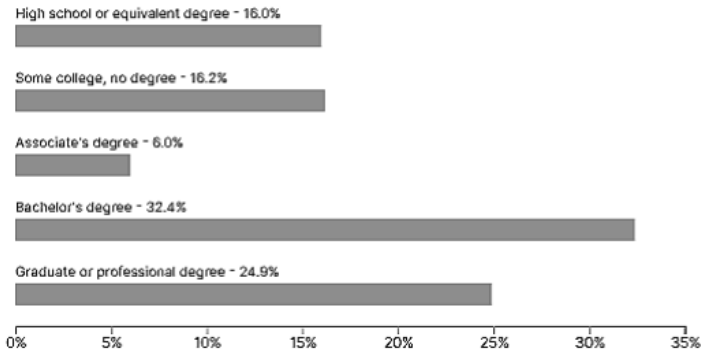
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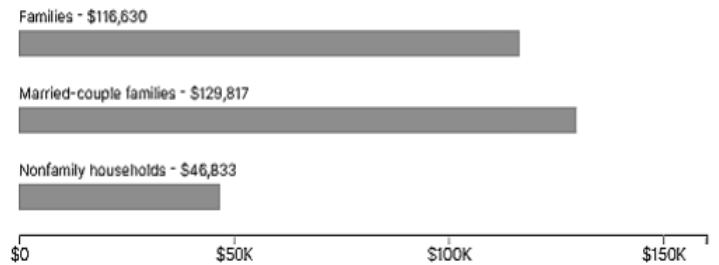
### Education Attainment (Population 25 Years and Older)

in Coralville city, Iowa



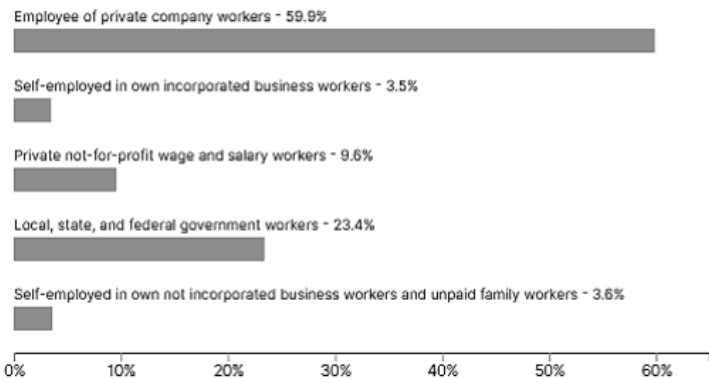
### Median Income by Types of Families

in Coralville city, Iowa



### Class of Worker

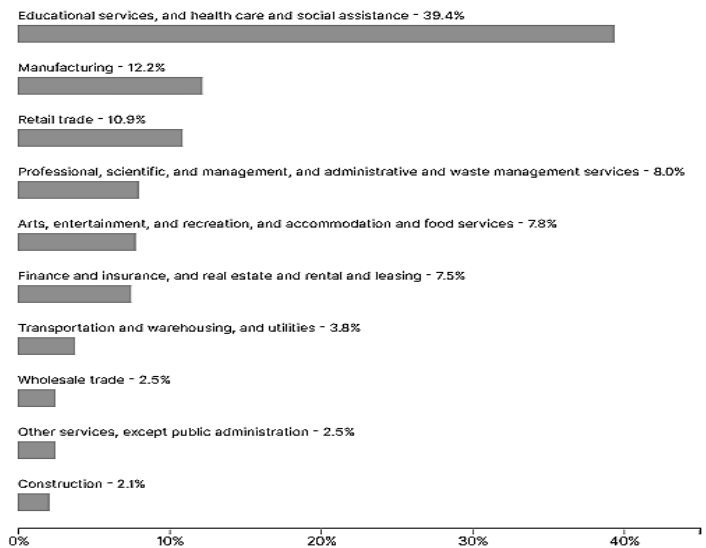
in Coralville city, Iowa



### Industry

#### Industry for the Civilian Employed Population 16 Years and Ov..

in Coralville city, Iowa



United States<sup>®</sup>  
**Census**  
Bureau

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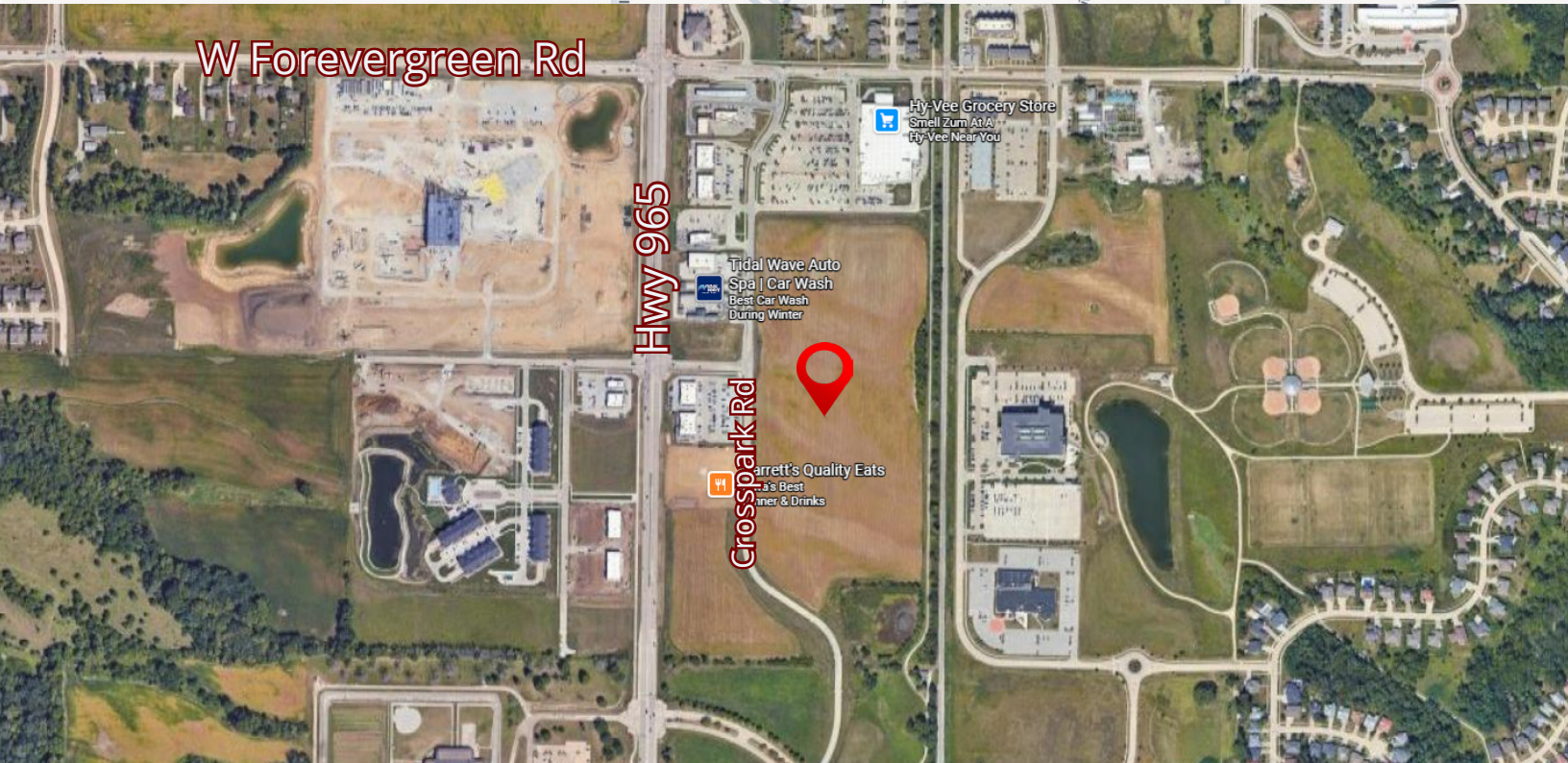
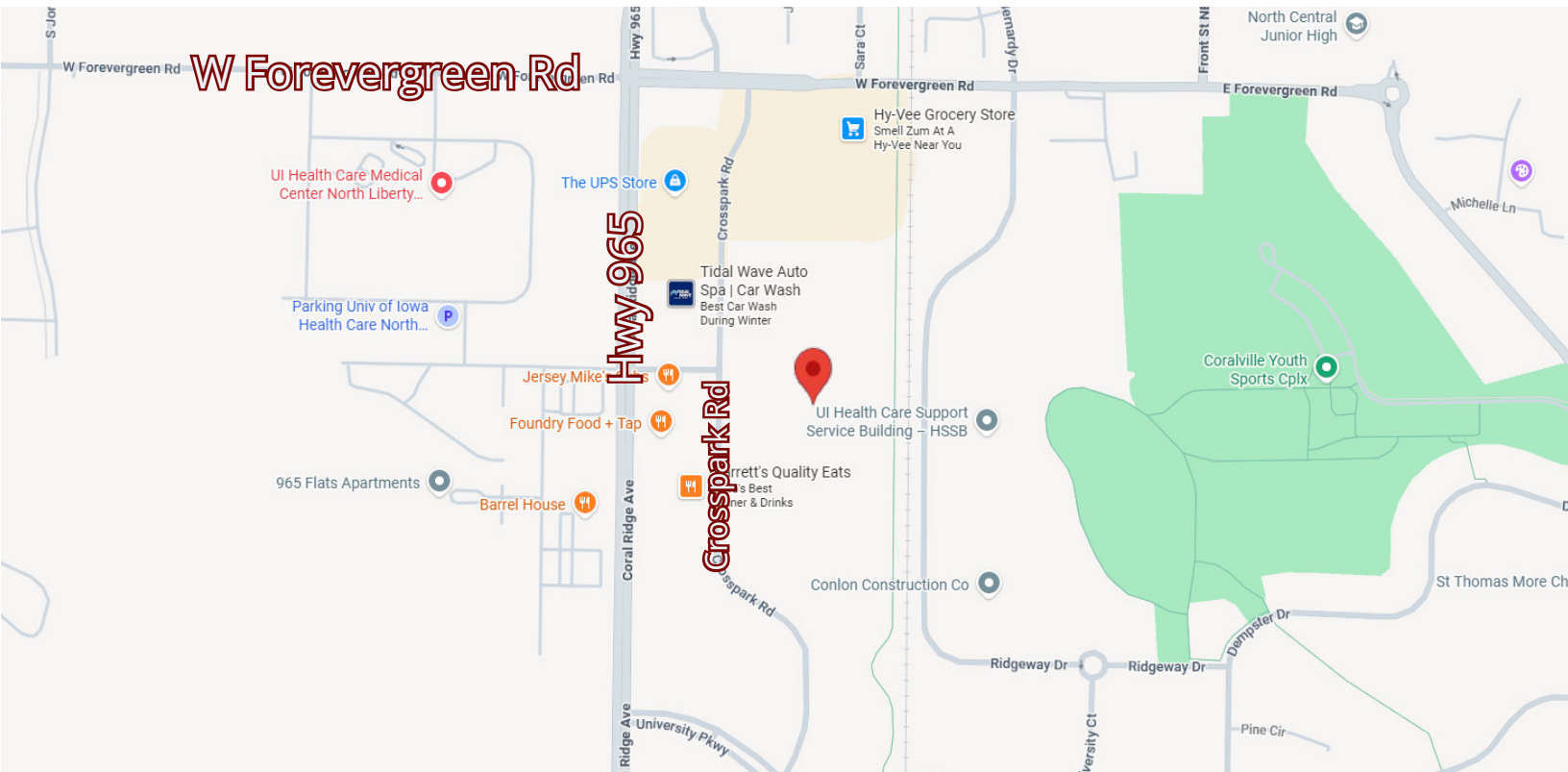
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