



# Lots/land For Sale

0 Sqft - 2830 Commerce Dr, Coralville, Iowa 52241



## Description

2.93 acres of C2 property with I-80 frontage, just west of Cheddars. The traffic Count on I-80 is 63,700 per day and the traffic count on Commerce Drive, the north frontage is 15,300 cars per day. This is an amazing high traffic retail site for a Highway Commercial type business. There is a 30 foot elevation change on the west side of this site, but there is plenty of room on the east side for a building and parking location.

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## Basic Details

|                |                    |
|----------------|--------------------|
| Property Type: | <b>Lots/land</b>   |
| Listing Type:  | <b>For Sale</b>    |
| Listing ID:    | <b>202204620</b>   |
| Price:         | <b>\$2,554,500</b> |

|                    |                     |
|--------------------|---------------------|
| Beds:              | 0                   |
| Baths:             | 0                   |
| Half Bathrooms:    | 0                   |
| Square Feet:       | 0 Sqft              |
| Construction Year: | 0                   |
| Lot Size:          | 2.93 Sqft           |
| Country:           | US                  |
| State:             | IA                  |
| County:            | Johnson             |
| City:              | Coralville          |
| Zipcode:           | 52241               |
| Status Category:   | Active              |
| Area:              | Coralville          |
| Subdivision:       | Coralville Pwer CEN |

## Features

|   |                       |                                    |
|---|-----------------------|------------------------------------|
| ✓ | Amenities:            | Close To Shopping, Close To Market |
|   | Internet:             | No                                 |
| ✓ | Possible Finance:     | Cash, Conventional                 |
| ✓ | Showing Instructions: | See Remarks                        |

## Address [Map](#)

|               |                  |
|---------------|------------------|
| Street:       | 2830 Commerce Dr |
| Floor Number: | 0                |
| Longitude:    | W92° 22' 57.2"   |
| Latitude:     | N41° 41' 42.7"   |

## More [Information](#)

|              |                         |
|--------------|-------------------------|
| Office Name: | Lepic-Kroeger, REALTORS |
| Sales Term:  | Conventional            |
| Update Date: | 11-08-2022 20:12:14     |

Directions: **From Hwy 965 go W on Heartland Dr and continue past the round about. The parcel is to the south of the Heartland Dr and Commerce Dr intersection.**

Zoning: **C2**

Lot Dimensions: **Irregular**

LA1Agent Logon Name: **I038**

LA1Agent First Name: **Jeff**

LA1Agent Last Name: **Edberg**

LO1Main Office ID: **55**

PriceChangeTimestamp: **08-10-2022**

**Agent Information**

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Name: Jeff Edberg  
Office: Lepic-Kroeger, REALTORS

**Additional Details**

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Amenities: Close To Shopping, Close To Market  
Possible Finance: Cash, Conventional  
Showing Instructions: See Remarks  
Listing Date: 08/10/2022  
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