



MIXED USE  
DEVELOPMENT LOTS  
FOR SALE



Wright Brothers Blvd SW

Kirkwood Blvd SW

Lot 12

Lot 15

Lot 16

Lot 11

Lot 18

Lot 13

Lot 14

Lot 17

Lot 19

Lot 21

Lot 20



*Big Ben (NW corner of Wright Brothers Blvd SW & Kirkwood Blvd SW)  
Cedar Rapids, Iowa*

Big Ben is a mixed use development featuring residential condos, retail, and office uses located in southwest Cedar Rapids in the College Community School and Kirkwood Community College educational districts. Big Ben offers lots for almost all commercial uses with sizes varying from 0.99 Acres to 2.74 Acres including build-to-suit options and long term ground leases. This development benefits from its close proximity to I-380 and the Eastern Iowa Airport and expanding residential and commercial sub-market in the area and the surrounding communities. Construction on several hundred new residential homes will begin in 2022.



REALTOR®

For more information on this property  
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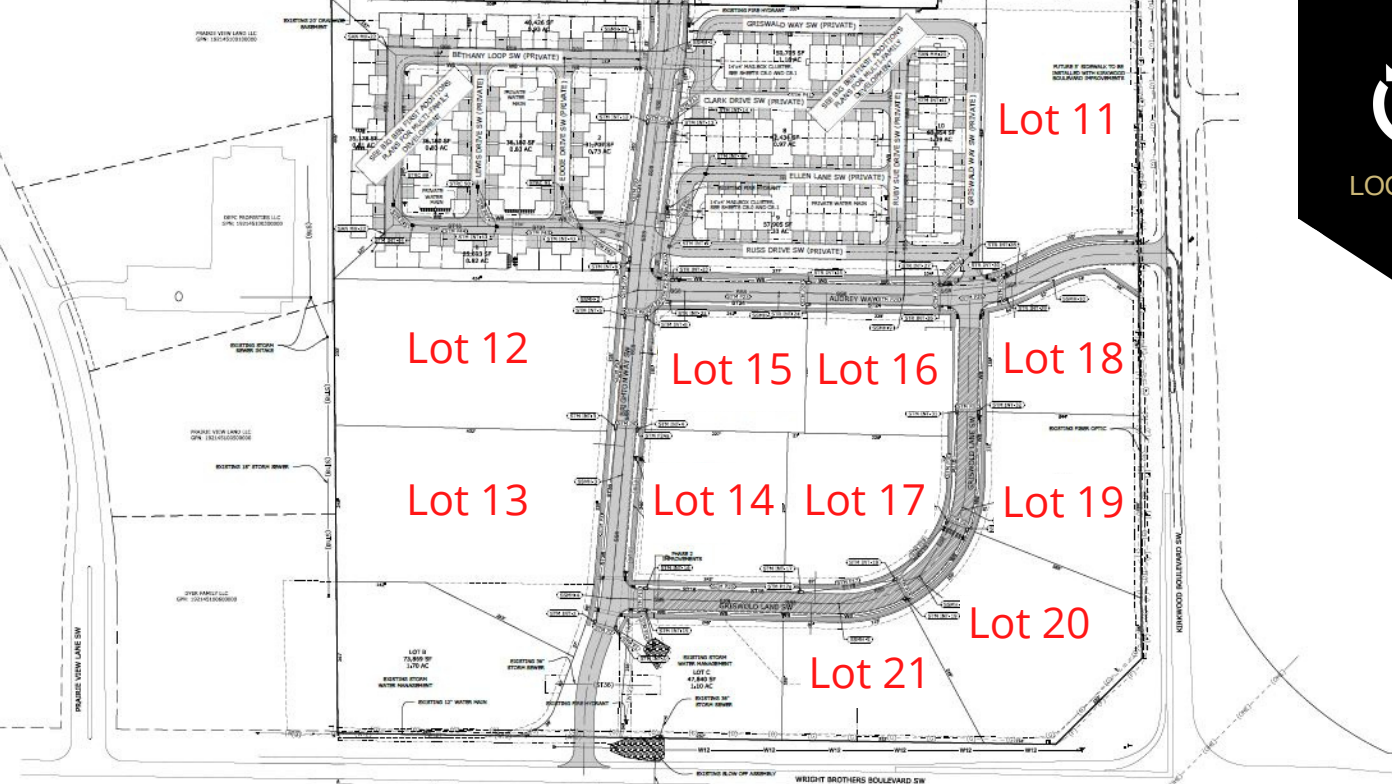


**REAL ESTATE**

An Ahmann Company



LOCATION  
MAP



## Big Ben (NW corner of Wright Brothers Blvd SW & Kirkwood Blvd SW) Cedar Rapids, Iowa

### Big Ben Lots

Lot #	Acres	List Price
11	2.28	\$889,728.00
12	2.38	\$616,581.00
13	2.74	\$710,323.00
14	1.29	\$335,152.00
15	1.09	\$282,429.00
16	0.99	\$256,029.00
17	1.27	\$327,970.00
18	1.12	\$483,590.00
19	1.39	\$481,969.00
20	1.85	\$640,532.00
21	1.19	\$413,368.00

### DETAILS

#### Commercial Lots for Sale

Various lot sizes from 0.99 Acres to 2.74 Acres

Up to 9 Acres available (Lot 15 - Lot 21)

Build-to-suit options available

### LOCATION

Located on the northwest corner of Kirkwood Boulevard SW and Wright Brothers Boulevard SW

Set in the College Community School and Kirkwood Community College educational district with direct access to I-380 corridor and the Eastern Iowa Airport.

### SURROUNDING BUSINESS

Transamerica, Jimmy John's, Ruffalo Noel Levitz, Truck Country, BAE Systems, JSC Tractor Supply, Altorfer CAT, Conveyor Engineering, NLM, Thompson Truck & Trailer, The Hotel at Kirkwood Center, AmericInn, Country Inn and Suites, Pearson, Kwik Star, Pilot Travel Center, Casey's, and more





# ADDITIONAL INFORMATION

Big Ben is located on the northwest corner of Kirkwood Boulevard SW and Wright Brothers Boulevard SW with great visibility and easy access to I-380 and the Eastern Iowa Airport. Traffic counts on I-380 in this area exceed 58,000. The development is also in close proximity to two major educational campuses: College Community School District which serves approximately 5,800 students and Kirkwood Community College serving approximately 13,906 students. These school districts have produced a large growth in housing development in southwest Cedar Rapids and the surrounding communities. A portion of Big Ben has been purchased and reserved for multi-family housing, helping to fill the need for housing in the area.

Cedar Rapids is the 2nd largest city in Iowa and is located in Linn County. It boasts several large company headquarters including Collins Aerospace, BAE Systems, TransAmerica, Nordstrom, CRST, and General Mills. Due to low unemployment, affordable housing and a strong job growth, Cedar Rapids is one of the healthiest economies in the country. Cedar Rapids job growth has increased by 2.6% in the past 10 years. Future job growth is predicted at 25.1%.

Census:	3 mile	5 mile
Population	8,738	29,238
Households	3,654	11,916
Families	1,734	6,720
Median Age	25.5	34.5

Income:		
Median HH Income	\$57,610	\$60,323
Average HH Income	\$75,132	\$78,619

Education:		
Some College	40%	37%
Bachelor's Degree	20%	20%
Graduate/Prof Degree	8%	6%

Employment:		
White Collar	64%	65%
Blue Collar	25%	26%
Services	11%	9%

## SURROUNDING BUSINESSES

