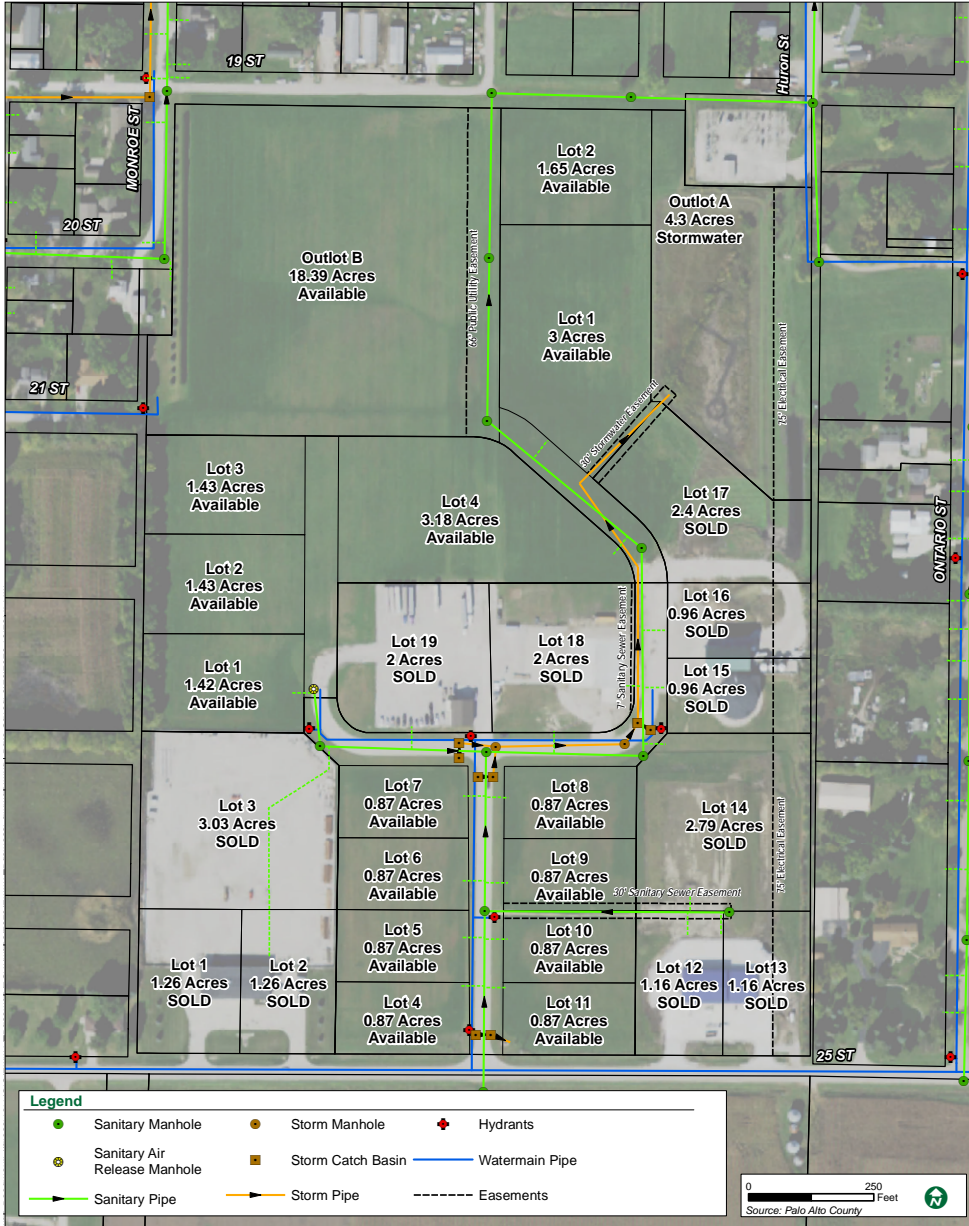


# Emmetsburg Industrial Park

25TH STREET, EMMETSBURG, IA 50536



## DESCRIPTION

Currently there are 14 lots available in the Emmetsburg Industrial Park, plus Outlot A and Outlot B. Lots range in size from 0.87 acres to 18.39 acres. Lots are located on the north side of 25th Street, less than half a mile from State Highway 4. Lots are located within city limits.

## LOCATION

Emmetsburg, Palo Alto County, Iowa

## POPULATION

2020 Census: 3,682  
 10 Mile Radius: 6,337  
 20 Mile Radius: 15,420  
 30 Mile Radius: 64,786

## POTENTIAL LABORSHED

Palo Alto County Laborshed: 40,400  
 Mid Iowa Laborshed: 254,000

## TYPOGRAPHY

Flat with gently rolling hills

## SOIL TYPE

Clarion loam

## HIGHWAYS & INTERSTATE

IA Hwy 4 0.5 mile  
 US Hwy 18 1.4 miles  
 US Hwy 20 50 miles  
 Interstate 90 46 miles  
 Interstate 35 69 miles

## AIRPORT

General - Emmetsburg Mun. 2 miles  
 Regional - Spencer Mun. 34 miles  
 Commercial - Fort Dodge Reg. 65 miles  
 Commercial - Mason City Mun. 70 miles  
 International - Des Moines 170 miles

## RAIL

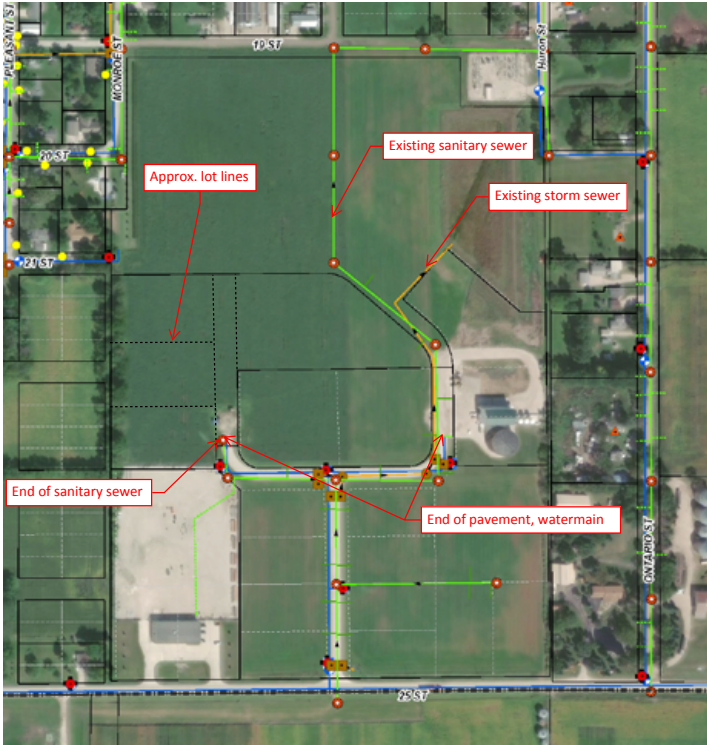
Rail Service: Union Pacific | DM & E  
 Rail Accessible: No

## LOTS & AVAILABILITY

FIRST ADDITION	SECOND ADDITION	THIRD ADDITION	FOURTH ADDITION
PARCEL ID 603055001010	PARCEL ID 613045016100	PARCEL ID 613045016000	PARCEL ID 613045016200
Lots 1-3: Iowa Lakes Electric Coop	Lots 4-11: 0.87 acres each	Lot 1: 1.65 acres	Lot 1: 1.42 acres
	Lots 12-14: MidAmerican	Lot 2: 3.00 acres	Lot 2: 1.43 acres
	Lots 15-17: Ag Partners	Outlot A: 4.30 acres	Lot 3: 1.43 acres
	Lots 18-19: Wiley Trucking	Outlot B: 18.39 acres	Lot 4: 3.18 acres

**INDUSTRIAL PARK LOTS ARE NOT LOCATED IN FLOODPLAIN**

# UTILITIES



## ELECTRIC

MIDAMERICAN ENERGY

800-358-6265

Electricity on site  
Primary voltage: 13.0 kV

Phase: Three  
Looped: Yes

## NATURAL GAS

EMMETSBURG MUNICIPAL UTILITIES

712-852-4914

Main (inches): 4.0"  
Pressure (PSI): 17# or 250#

Service located around park  
Service line (inches): TBD

## WATER

EMMETSBURG MUNICIPAL UTILITIES

712-852-3285

Water main (inches): 8.0"  
Service line (inches): 6.0"

Service located around park  
Peak capacity/day: 1.5 million gal

## SEWER

EMMETSBURG MUNICIPAL UTILITIES

712-852-3942

Sewer main (inches): 8.0"  
Service line (inches): 4.0"

Service located 1 block north  
Peak capacity/day: 1.5 million gal

## TELECOMMUNICATIONS

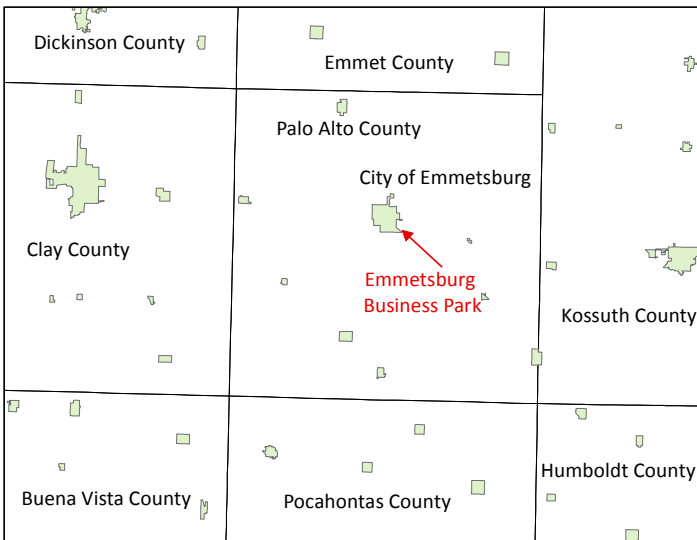
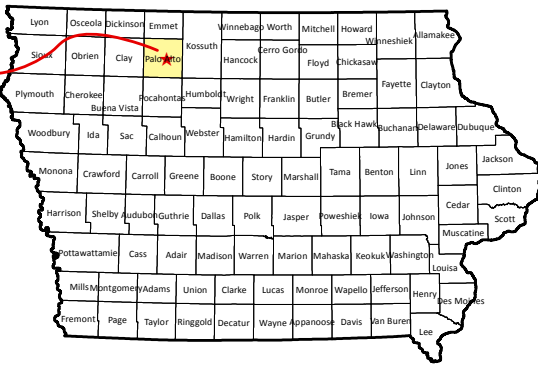
WINDSTREAM

Telephone and internet service available to business park

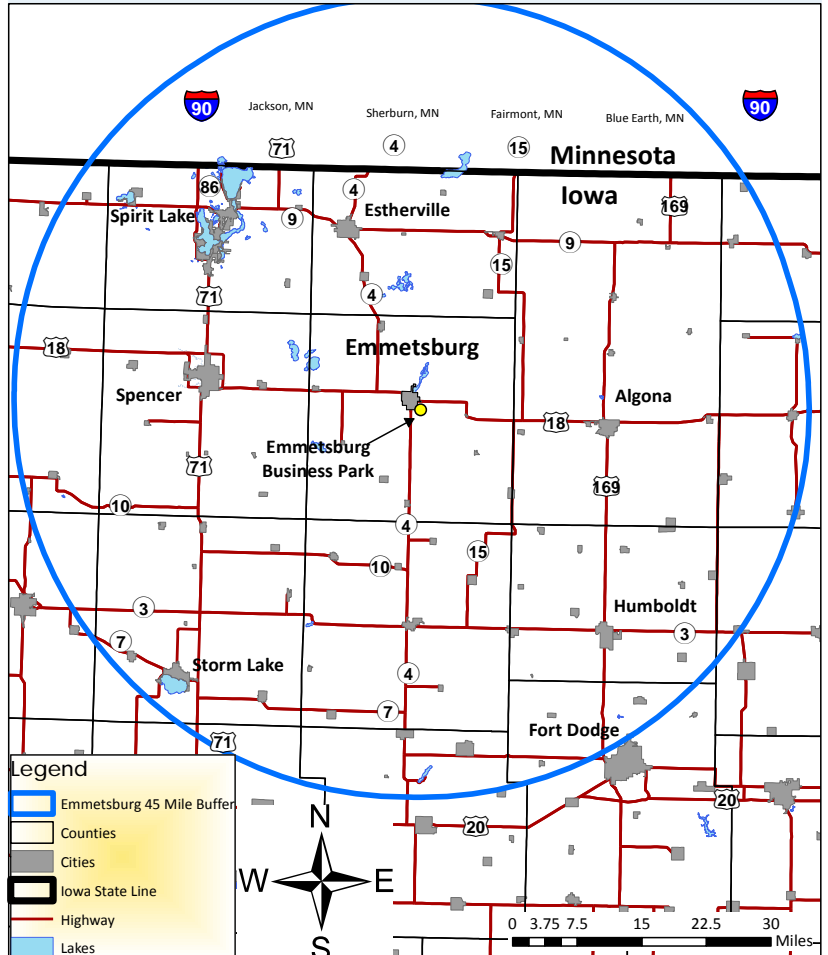
# LOCATION

## GENERAL LOCATION

City of Emmetsburg  
Palo Alto County



## 45 MILE RADIUS

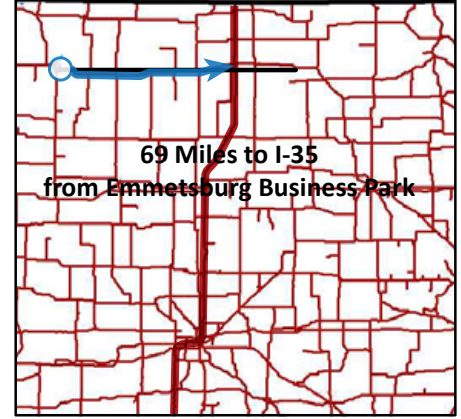


# TRANSPORTATION - INTERSTATE ACCESS

46 MILES TO INTERSTATE 90



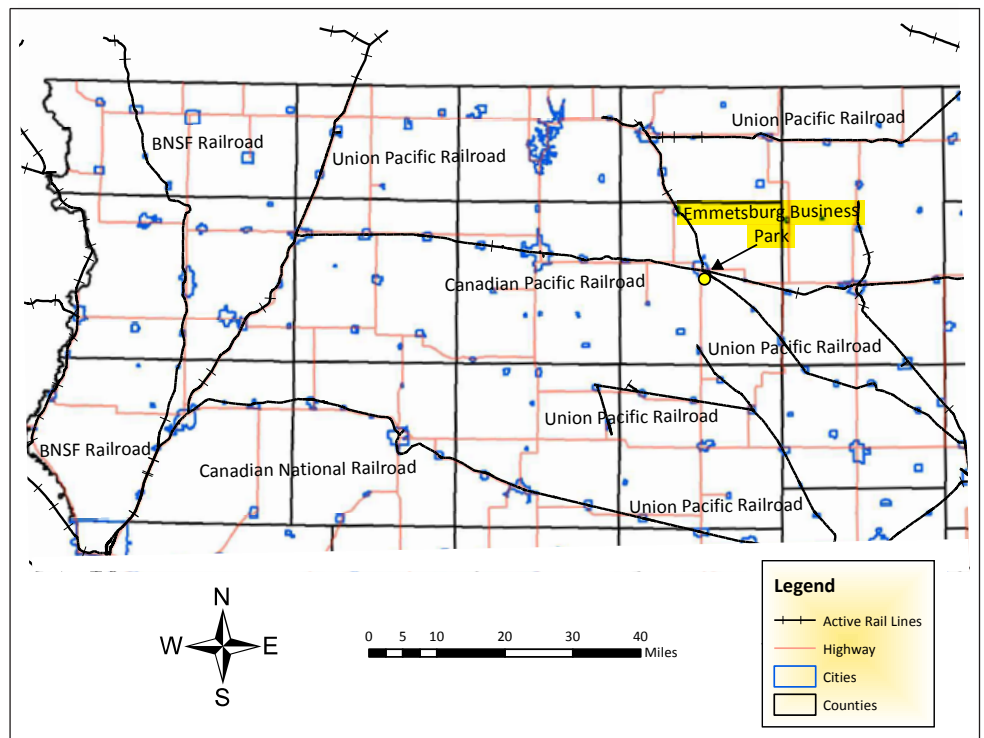
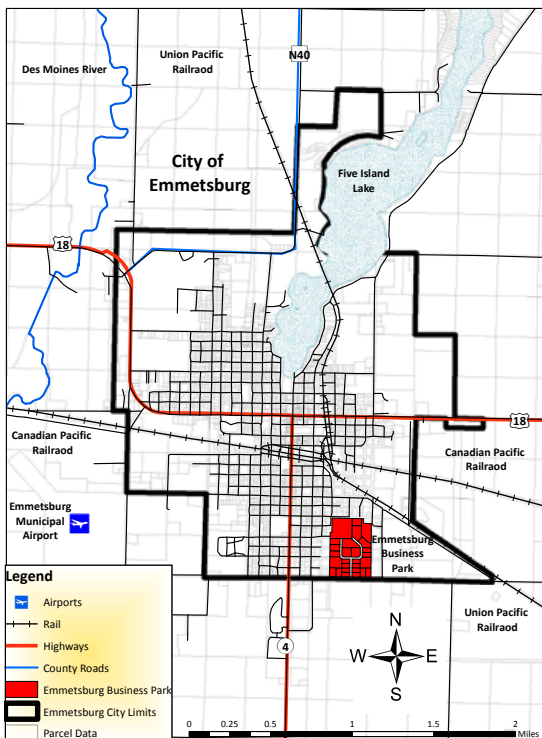
69 MILES TO INTERSTATE 35



119 MILES TO INTERSTATE 29



# TRANSPORTATION - HIGHWAY, RAIL, AIRPORT



# COMMUNITY INFORMATION



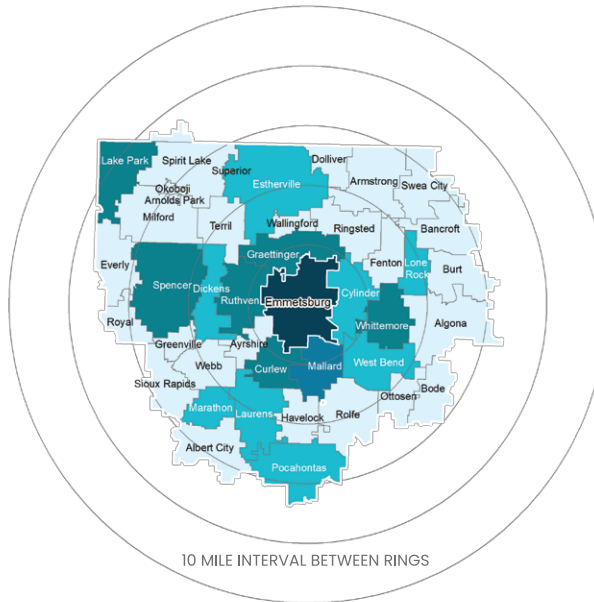
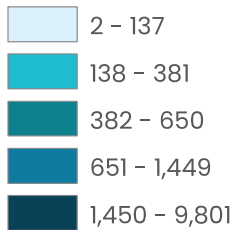
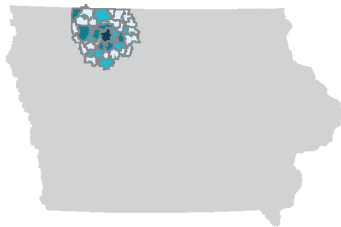
The business and industrial base of Emmetsburg and Palo Alto County supports a number of employers, excluding government and school, with an on-site workforce exceeding 100 employees. In addition, Fortune 500 companies have production facilities in Palo Alto County. Although these familiar names employ many citizens, local firms represent a large part of the community and county's total employment.

The City of Emmetsburg and Palo Alto County strive to support existing business and industry, welcome new business and industry, and encourage entrepreneurial activity. Emmetsburg offers a business-friendly environment with multiple incentives and financing options available. Our community, county, utilities and organizations work cooperatively to find ways to assist companies and provide incentives for their expansion and location in the region. Local and regional revolving loan funds are available through Emmetsburg Municipal Utilities, Palo Alto County Economic Development, Northwest Iowa Planning and Development, Iowa Lakes Electric Cooperative, and more. Tax abatement (exemption), tax increment financing, and state incentives are also available.

## MAJOR EMPLOYERS

- Poet Biorefining
- Wild Rose Casino & Resort
- Ag Processing Inc (AGP)
- Aluma
- Architectural Arts
- Standard Nutrition
- Dollar Fresh Hy-Vee
- Fareway
- Palo Alto County Health System
- Iowa Lakes Community College
- Emmetsburg Community School
- Palo Alto County

## LABORSHED: LIKELY TO CHANGE/ACCEPT EMPLOYMENT IN EMMETSBURG, IA BY PLACE OF RESIDENCE (ZIP CODE)



## PROXIMITY TO MAJOR CITIES

Sioux Falls	135 miles
Des Moines	160 miles
Omaha	180 miles
Minneapolis	200 miles
Kansas City	330 miles
Milwaukee	430 miles
Chicago	465 miles
St. Louis	500 miles

The enclosed information is from sources deemed reliable, however, no guarantee is made regarding potential changes or availability of the information printed. Buyers should verify all information for accuracy.



## PALO ALTO COUNTY ECONOMIC DEVELOPMENT CORPORATION

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