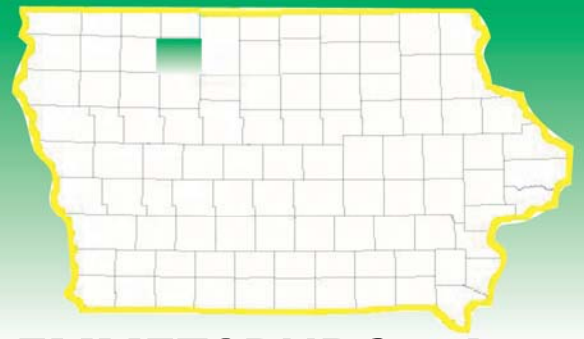
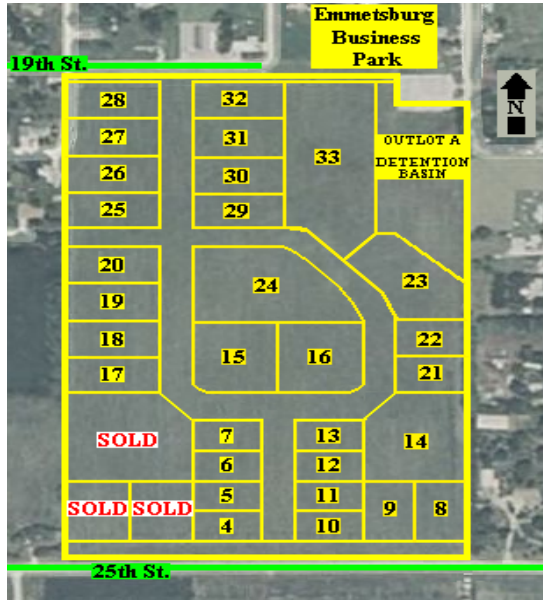


# IOWA Palo Alto County



## EMMETSBURG BUSINESS PARK – EMMETSBURG, IA



### Laborshed Potential:

Palo Alto County Commuting Area: 45,273  
Mid Iowa Laborshed: 58,344

### Palo Alto Leading Employers:

Wild Rose Casino & Resort – *Casino & Resort*  
Iowa Lakes Community College – *Education Services*  
Upper Des Moines Opportunity – *Community Action*  
Skyjack, Inc. – *Hydraulic Equipment*  
MaxYield Cooperative – *Agricultural Products*  
Palo Alto County Health System – *Health Care Provider*  
Hawkeye Sow Center – *Agricultural Production*  
Energy Panel Structure Inc. – *Pre-Engineered Buildings*  
Emmetsburg Community Schools – *School System*  
Horizons Unlimited of Palo Alto – *Work Activity Center*

### Incentives:

Located within Enterprise Zone  
Emmetsburg Revolving Loan Fund

**Rail Service:** Served by Union Pacific and DM & E rail lines

**Description:** There are 33 lots available. They range in size from 0.87 acres to 5.15 acres. Lots are located on the north side of 25<sup>th</sup> Street in Emmetsburg.

**Lot Size:** 37 acres +/-  
Depending upon second phase road completion

**Topography:** Flat

**Available Lots:**  
See reverse side for details.

**Zoning:** Industrial – Light

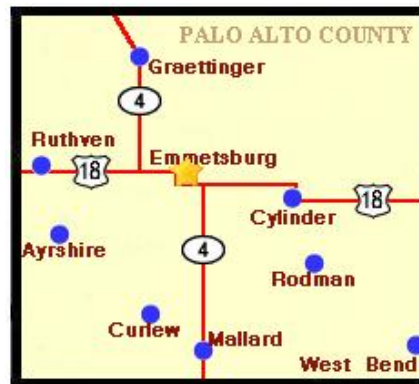
### Utilities:

Electric Provider: MidAmerican Energy  
Voltage Provided: 13.0 kV  
Phase 3 Electrical

Natural Gas Provider: Emmetsburg Municipal Utilities  
Natural Gas Main Size: 4.0 inches

Water Provider: Emmetsburg Municipal Utilities  
Water Main: 8.0 inches

Sewer Supplier: Emmetsburg Municipal Utilities  
Sewer Main: 8.0 inches



### Highways & Interstates:

Interstate 90 - 40 miles  
Highway 20 - 50 miles  
Interstate 35 - 72 miles

### Nearest Airports:

General - Emmetsburg Mun. - 2 miles  
Regional - Spencer Mun. - 26 miles  
Commercial - Fort Dodge Reg. - 65 miles  
Commercial - Mason City Mun. - 72 miles  
International - Des Moines - 170 miles

### Contact:

Maureen Elbert  
Palo Alto County Economic Development Co.  
106 South Dodge St., Suite 210  
Algona, IA 50511  
Phone: 515-295-7979 Fax: 515-295-8873  
Email: [kcedc@kossuthia.com](mailto:kcedc@kossuthia.com)

For more information visit:

<http://www.emmetsburgbusinesspark.com/>



- The following 33 lots are available:
  - Lot 1 – 1.26 Acres **SOLD**
  - Lot 2 – 1.26 Acres **SOLD**
  - Lot 3 -- 3.03 Acres **SOLD**
  - Lot 4 -- 0.87 Acres
  - Lot 5 -- 0.87 Acres
  - Lot 6 -- 0.87 Acres
  - Lot 7 -- 0.87 Acres
  - Lot 8 – 1.15 Acres
  - Lot 9 – 1.16 Acres
  - Lot 10 – 0.87 Acres
  - Lot 11 – 0.87 Acres
  - Lot 12 – 0.87 Acres
  - Lot 13 – 0.87 Acres
  - Lot 14 – 2.79 Acres
  - Lot 15 – 2.00 Acres
  - Lot 16 – 2.00 Acres
  - Lot 17 – 1.07 Acres
  - Lot 18 – 1.07 Acres
  - Lot 19 – 1.07 Acres
  - Lot 20 – 1.07 Acres
  - Lot 21 – 0.96 Acres
  - Lot 22 – 0.96 Acres
  - Lot 23 – 2.20 Acres
  - Lot 24 – 3.00 Acres
  - Lot 25 – 1.07 Acres
  - Lot 26 – 1.07 Acres
  - Lot 27 – 1.07 Acres
  - Lot 28 – 1.07 Acres
  - Lot 29 – 1.01 Acres
  - Lot 30 – 1.01 Acres
  - Lot 31 – 1.01 Acres
  - Lot 32 – 1.01 Acres
  - Lot 33 – 5.15 Acres
- Lots are located within city limits.