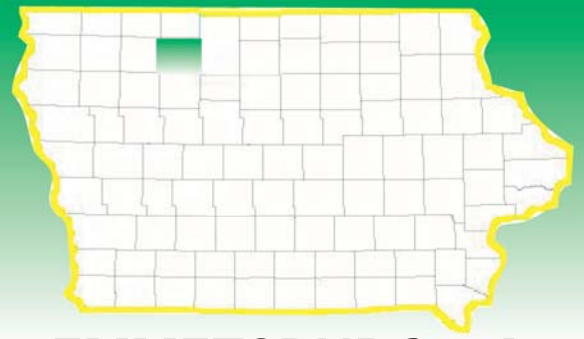
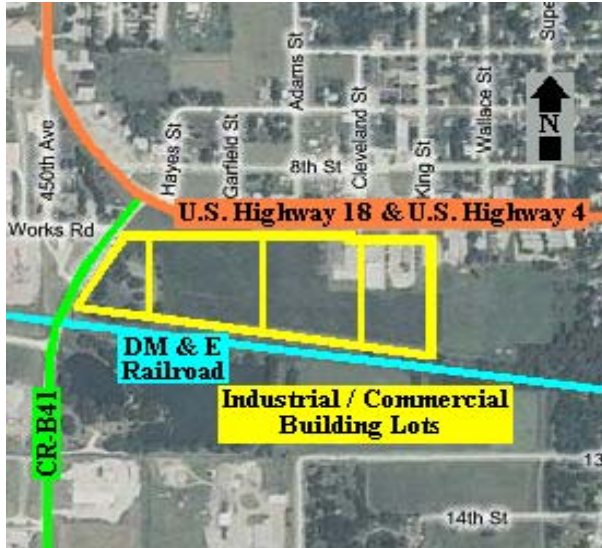


# IOWA Palo Alto County



## INDUSTRIAL/COMMERCIAL LOTS— EMMETSBURG, IA



**Description:** This property is available for a variety of uses including businesses and multi-family use. This property will be sold as 4 lots.

**Lot Size:** 20 acres +/-

**Topography:** Flat

**Available Lots:** 4 lots available

**Zoning:** Commercial

**Utilities:**

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

Natural Gas Provider: Emmetsburg Municipal Utilities  
Natural Gas Main Size: 4 Inches  
Located along west border of property

Water Provider: Emmetsburg Municipal Utilities

Sewer Supplier: Emmetsburg Municipal Utilities  
Sewer Main: 8 Inches  
Located on north border of property

Additional Utilities include: Broadband, Satellite, DSL, T-1 Lines, Fiber Optic Service

**Laborshed Potential:**

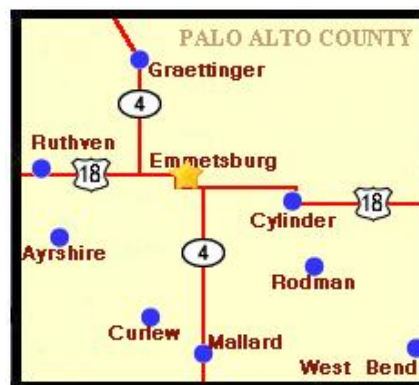
Palo Alto County Commuting Area: 45,273  
Mid Iowa Laborshed: 58,344

**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*

**Rail Service:** 2 rail lines service Emmetsburg:

Union Pacific  
DM & E Railroad Corp.



**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:**

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