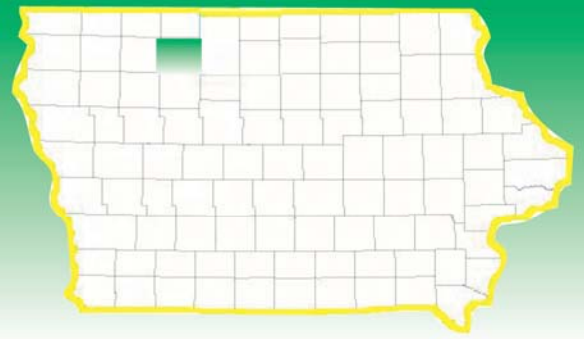


# IOWA

## Palo Alto County



### JOHN MORRELL SITE – MALLARD, IA



#### Laborshed Potential:

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

#### Palo Alto Leading Employers:

Mallard/West Bend School District - *Education*  
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

#### Rail Service:

Property is bordered to the West by a Union Pacific rail line.

**Description:** Property in Mallard, IA that borders U.S. Highway 4 to the East and a Union Pacific rail line to the West.

**Lot Size:** 0.97 acres

**Topography:** Flat

**Zoning:** Commercial

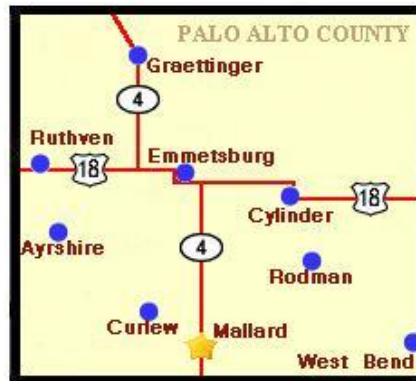
#### Utilities:

Electric Provider: Alliant Energy  
Voltage Provided: 7.2 kV  
Phase 3 Electrical

Natural Gas Provider: Community Private LP

Water Provider: City of Mallard  
Water Main: 6.0 inches

Sewer Supplier: City of Mallard  
Sewer Main: 8.0



#### Highways & Interstates:

Highway 20 - 37 miles  
Interstate 90 - 55 miles  
Interstate 35 - 80 miles

#### Nearest Airports:

General - Emmetsburg Mun. - 13 miles  
Regional - Spencer Mun. - 42 miles  
Commercial - Fort Dodge Reg. - 53 miles  
Commercial - Mason City Mun. - 83 miles  
International - Des Moines - 160 miles

#### Contact:

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