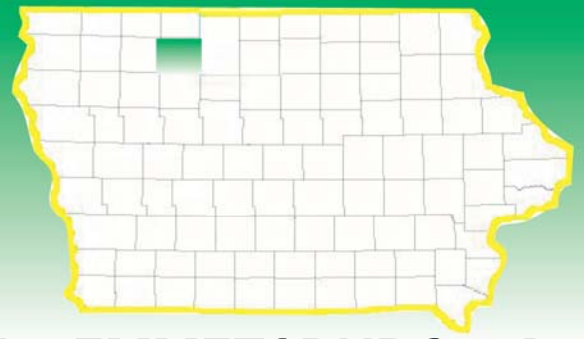


IOWA

Palo Alto County



U.S. HWY 18 FRONTAGE PROPERTY – 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

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

Description: Property available across from Wild Rose Casino. This rare development opportunity will be sold as 4 lots.

Total acres available: 8.62 acres

Lot Sizes:

Lot 1 – 2.88 acres
Lot 2 – 1.77 acres
Lot 3 – 1.77 acres
Lot 4 – 2.20 acres

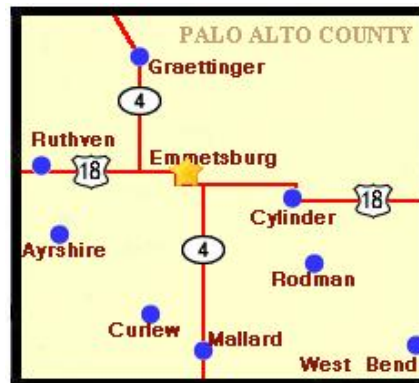
Topography: Flat

Zoning: Commercial

Utilities:

Electric Provider: MidAmerican Energy
Voltage Provided: 13.0 kV
Natural Gas Provider: Emmetsburg Municipal Utilities
Natural Gas Main Size: 2 Inches
Distance to site: 1,060 Feet
Water Provider: Emmetsburg Municipal Utilities
Water Main: 6 Inches
Distance to site: 1,056 Feet
Sewer Supplier: Emmetsburg Municipal Utilities
Distance to site: 1,750 Feet

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



Contact:

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