



# WEBSTER CITY

Economic Development

## Highway 20 and 17 interchange Industrial Park

Available Acres: 36

### ADDRESS

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SE corner of Highway 20 and 17 interchange  
Available Acres: 36.0  
Webster City, IA 50595 (Hamilton)

### ECONOMIC DEVELOPMENT CONTACT

#### DETAILS

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### PROPERTY AND AREA DESCRIPTION

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Excellent City owned industrial site with access to all utilities.



### SITE DESCRIPTION

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Topography: Flat  
Adjacent Land for Sale(Acres): 39  
Topography: Flat  
Within 100 Year Flood Plain: No  
Phase 1 Environmental Audit Completed: No  
Soil Type: Sand Loam  
Land Percolation Test: No

### SITE FEATURES

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Setting: Agricultural Land  
Zoning: Industrial-Light  
Covenants: Yes

## SITE DETAILS

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Available Acres: 36.0  
Topography: Flat  
Zoning: Industrial-Light  
Site Certification: No

Adj. Avail. Acres: 39  
Setting: Agricultural Land  
Within City Limits: Yes  
Sale Price: \$25,000 per acre

## TAXES

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Tax Year: 2013  
Value for Tax Purposes: \$0.00  
Assessment Ratio(Percent of Value): 100%  
Tax Levy: \$39.750  
Per: 1000

## TRANSPORTATION SUMMARY

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Nearest Interstate: I 35- 12 miles  
Nearest 4-Lane Highway: 1/4mile- 0 miles  
Nearest Commercial Airport: Fort Dodge Regional Airport- 25 miles  
Rail Served: No

## UTILITIES - ELECTRICITY

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Distribution Supplier: Webster City Municipal Utilities  
On Site: Yes  
Phase: Three  
Primary Voltage-kV: 0.00  
On Site: Unknown  
Primary Voltage-kV: 0.00

Phone Number: 515-832-9141  
Distance to Site: 0  
Looped: Yes  
  
Phase: Unknown

## **UTILITIES - WATER**

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Supplier: Webster City Municipal Utilities  
On Site: Yes  
Main(Inches): 12.00  
Service Line(Inches): 0.00  
Private Well: No

Phone Number: 515-832-9141  
Distance to Site: 0  
Peak Capacity at Plant per Day(Gallons): 4,500,000  
Pressure-PSI: 66

## **UTILITIES - SANITARY SEWER**

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Supplier: Webster City Municipal Utilities  
On Site: Yes  
Sewer Main(Inches): 15.00  
Sewer Line(Inches): 0.00  
Septic Tank: No

Phone Number: 515-832-9141  
Distance to Site: 0  
Peak Capacity at Plant per Day(Gallons): 3,300,000  
Nearest Service: 0

## **UTILITIES - NATURAL GAS**

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Distribution Supplier: Black Hills Energy  
On Site: Yes  
Main(Inches): 2.00  
Service Line(Inches): 2.00

Phone Number: 515-832-1975  
Distance to Site: 0  
Pressure-PSI: 70

## **UTILITIES - TELECOMMUNICATIONS**

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Setting: Yes 60 Fiber ADSS  
Local Service Providers: Century Link, Windstream, Woolstock Mutual, Prairie Inet, Mediacom, Verizon, Hughes Net

## INCENTIVES AT LOCATION

State and local incentives for qualified projects: Enterprise Zone, Tax Increment Financing, state investment, income, training and research tax credits, local and state direct financial assistance, Training funds for on the job training and other related training.

## SATELLITE MAP

