



WEBSTER CITY

Economic Development

Highway 20 and 17 interchange Industrial Park

Available Acres: 36

ADDRESS

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

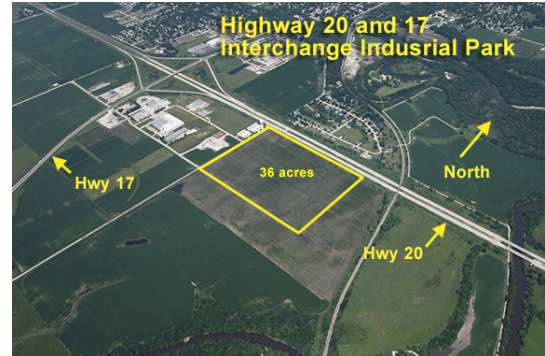
ECONOMIC DEVELOPMENT CONTACT

DETAILS

Contact Name: Daniel Ortiz-Hernandez
Organization Name: Webster City Economic Development
Address: 400 Second Street
Webster City, Iowa 50595
Phone: 515-832-9151
Fax: 515-832-9153
E-Mail: dortiz@webstercity.com
www.buildwebstercity.com

PROPERTY AND AREA DESCRIPTION

Excellent City owned industrial site with access to all utilities.



SITE DESCRIPTION

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

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

SITE DETAILS

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

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

TRANSPORTATION SUMMARY

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

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

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

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

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

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

