

Woodward Eco-Business Park Woodward, Dallas County, IA

*Certification Report
July 2025*

 **QUEST**
SITE SOLUTIONS
THE GEOGRAPHY OF BUSINESS™



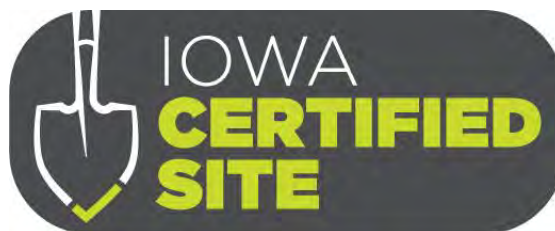
CONTENTS

- 01** Overview
- 02** Certification Letter
- 03** Property Overview
- 04** Ownership + Availability
- 05** Site Characteristics
- 06** Zoning
- 07** Transportation
- 08** Utilities
- 09** Due Diligence
- 10** Master Plan
- 11** Workforce

01

Overview





Site certification is a designation that a property meets or exceeds specific criteria for industrial development. While there is no national certification standard, Quest Site Solutions' (Quest) certification programs have stringent requirements, and properties undergo detailed analysis. A property that has achieved certification has a wealth of information which reduces the risk for prospects and speeds up the decision timeframe.



Quest is dedicated to assisting with the location selection for companies that are seeking a new location, a competitive expansion, or a consolidation. Quest is able to leverage its expertise in site selection consulting to assist economic development organizations in preparing for the challenges of attracting and retaining capital investment and employment opportunities in this competitive climate. The majority of Quest's economic development services are related to site development, primarily site evaluation and certification services. Quest, and its predecessor McCallum Sweeney Consulting, have been managing the IEDA Certified Site Program since 2012.

Contact: Taylor Dietz, tdietz@questsitesolutions.com, (706) 836-4263



Economic Development

The Iowa Economic Development Authority's (IEDA) mission is to strengthen economic and community vitality by building partnerships and leveraging resources to make Iowa the choice for people and business. Through two main divisions – business development and community development – IEDA administers several state and federal programs to meet its goals of assisting individuals, communities and businesses.

The Iowa Certified Site Program was launched by IEDA in May 2012 to address the lack of project-ready industrial sites in the state; it is an independent, third-party certification program designed to consider a combination of national site location standards, as well as Iowa's natural assets and the needs of the state's targeted industry sectors.

Contact: Amy Kuhlers, amy.kuhlers@iowaeda.com, (515) 348-6250



02

Certification Letter



July 31, 2025

Amy Kuhlers
Program Manager
Iowa Economic Development Authority
1963 Bell Avenue
Des Moines, IA 50315



Dear Ms. Kuhlers:

The Woodward Eco Business Park, located in Dallas County, Iowa, has completed the Iowa Economic Development Authority (IEDA) Certified Site Program. Quest Site Solutions (Quest) has conducted a thorough analysis of the property, and based on the information provided by the City of Woodward and our evaluation of the property, we are certifying the **Woodward Eco-Business Park** as a **Green Business Park**.

Quest has developed a program for IEDA to certify Green Business Parks as ready for development. We have certified Woodward Eco Business Park as meeting the following criteria:

- The park must be a minimum of 50 total acres with at least two sites of five contiguous, developable acres. At least 60% of the remaining park acreage must be developable, and all sites within the park must be at least one acre.
- The park must be available for sale or lease at a competitive price to prospective investors for a minimum of three years.
- The park must be zoned appropriately or be able to be rezoned for Green Business Park uses within 90 days (if applicable). The surrounding properties must also be compatible with Green Business Park uses.
- The applicant must determine and enact provisions for an entity to oversee the development and maintenance of the park.
- Protective covenants for the park must be developed and enacted.
- The park's developable acreage must be located outside of the 100-year and 500-year flood zone. Filling of areas located within the flood zone is prohibited.
- The park must be free of recognized environmental conditions or have recognized environmental conditions remediated and/or resolved.
- Areas within the park with a Floristic Quality Index (FQI) of 35 or higher or Mean C of 3.5 or higher must be designated as "undevelopable" within the Master Development Plan and integrated into the park's permanent open space area for preservation. Efforts should be made for ongoing ecological restoration and stewardship of these areas.

- The park's developable acreage must be free of wetlands. Remnant ecosystems and high-quality wetlands must be preserved. Efforts should be made to preserve all wetlands within the park.
- The park's developable acreage must be free of federal threatened and endangered species. Existing habitat for endangered species must be preserved. Efforts should be made to preserve existing habitat for threatened species.
- The park's developable acreage must be free of areas of archaeological or historical significance or have a mitigation plan. Efforts should be made to preserve areas of archaeological or historical significance.
- The park's developable acreage must have soils compatible with commercial and/or industrial development.
- The park must be directly served or be able to be served by a road that is compatible with U.S. DOT standards for tractor-trailer access (80,000 pounds and 16 feet minimum clear height).
- The park must be served or be able to be served by three-phase electric infrastructure that can provide at least 1 MW electric service within six months.
- If the applicant intends to market the park as served by natural gas, the park must be served or be able to be served by natural gas infrastructure that can provide 5,000 mcf per month within six months.
- The park must be served or be able to be served by water infrastructure and a water system with excess capacity of at least 50,000 gallons per day within six months.
- The park must be served or be able to be served by wastewater infrastructure and a wastewater treatment plant with excess capacity of at least 40,000 gallons per day within six months.
- The park must be served or be able to be served by telecommunications fiber within six months.

The details on how the property meets each of these criteria is included in Sections 3 through 10 of this report.

This certification will expire on **July 31, 2028**. Upon certification expiration, the property will need to submit for recertification.

We congratulate the team at the City of Woodward for their hard work and for achieving certification. If there are any questions regarding our analysis, please contact us.

Sincerely,



Taylor Brittan Dietz
Senior Consultant

03

Property Overview



PROPERTY OVERVIEW

03

LOCATION (LAT / LONG)

41.831551°, -93.924270°

CONTACT INFORMATION

Amy Orr
City Clerk
City of Woodward
515-438-2560
woodward@minburncomm.net

SIZE/ACREAGE

190.64 total acres
182.54 developable acres

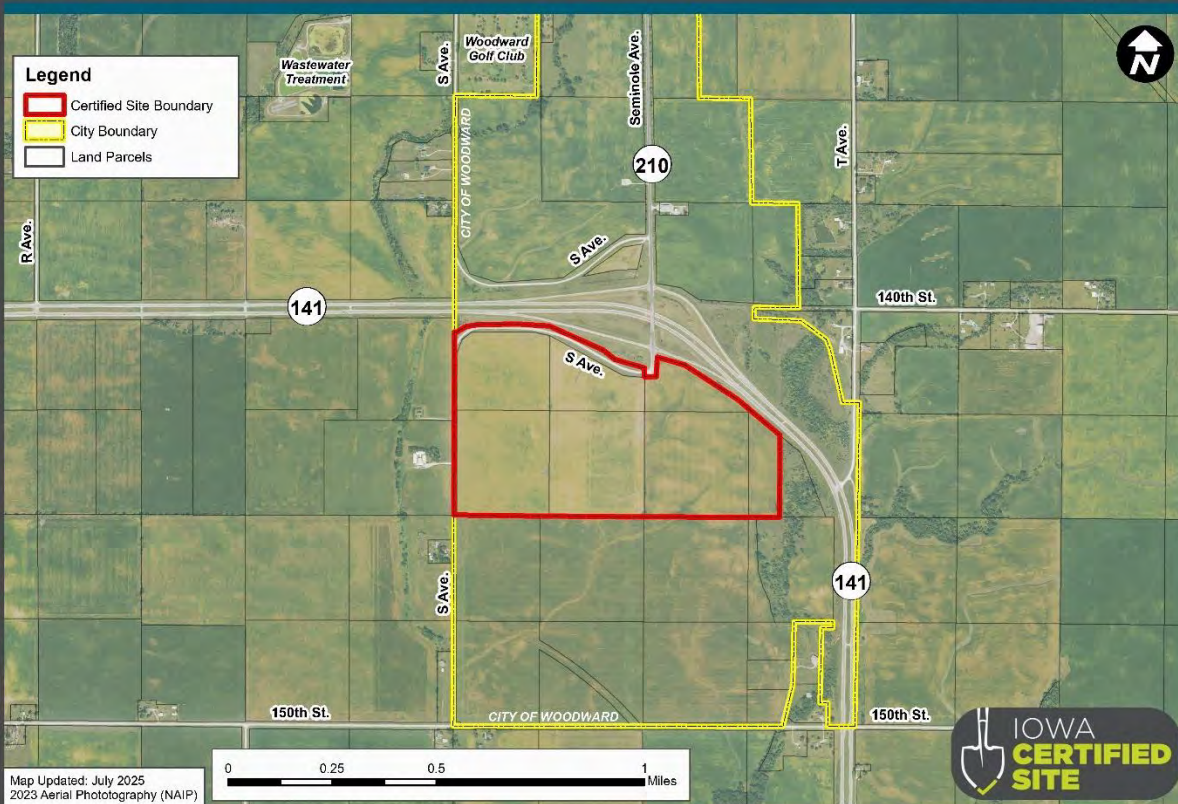


WOODWARD ECO-BUSINESS PARK

(190.64 ACRES)

WOODWARD, IOWA - AERIAL PHOTOGRAPH

IOWA
Economic Development

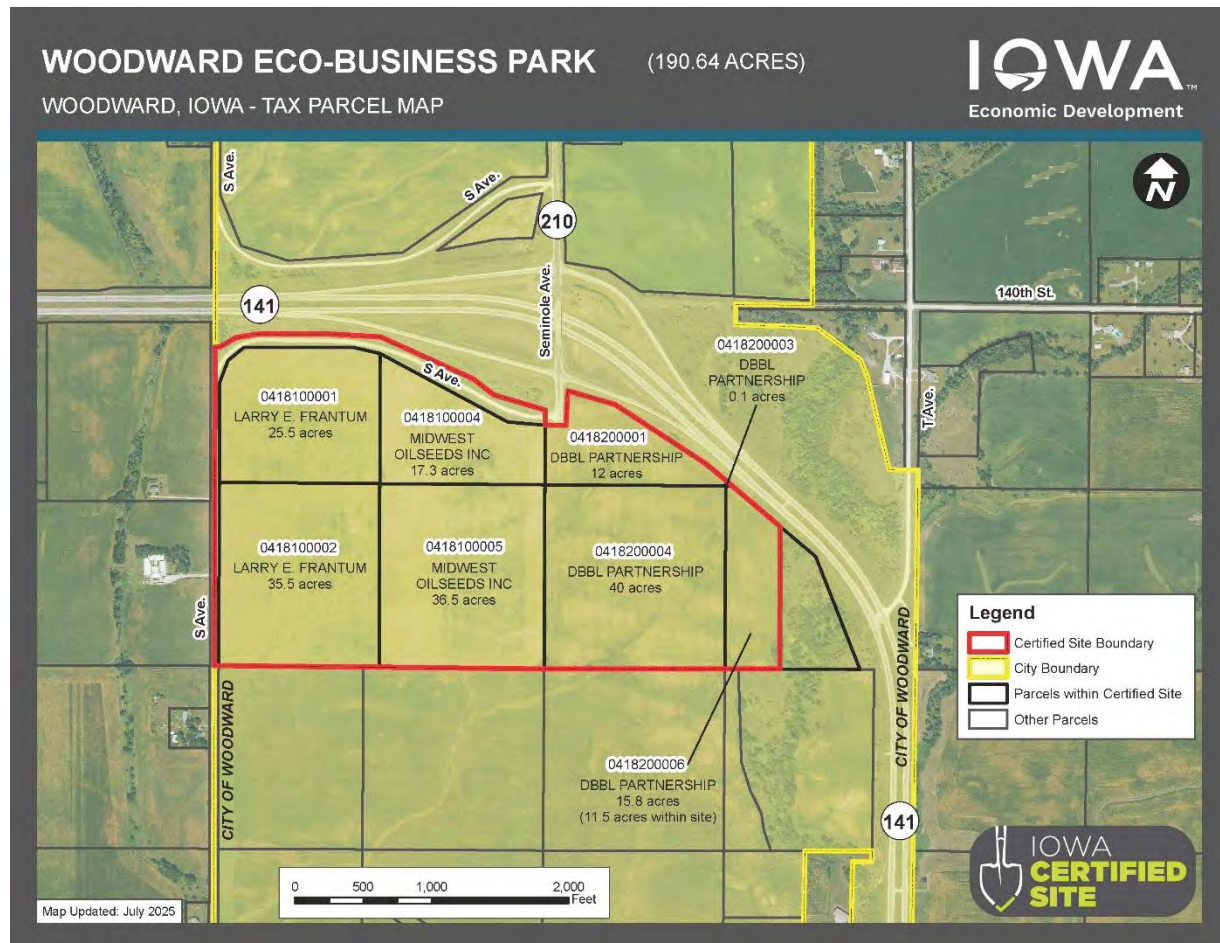


04

Ownership + Availability



OWNERSHIP + PRICE



Owner	Acres	Tax Parcels	Price
Larry E. Frantum	29.78	0418100001	\$60,000+/acre
	37.15	0418100002	
Midwest Oilseeds, Inc.	22.03	0418100004	
	37.15	0418100005	
DBBL Partnership	12.85	0418200001	
	40.58	0418200004	
	11.10	0418200006 (Partial)	

TOTAL: 190.64

Larry Frantum and Midwest Oilseeds, Inc. both have a listing agreement with Coldwell Banker Commercial Mid-America through February 28, 2028. The purchase price of the property begins at \$60,000 and increases 4% annually. The following is the price per month of the agreement:

- Months 0-12: \$60,000/acre
- Months 13-24: \$62,400/acre
- Months 25-36: \$64,896/acre
- Months 37-48: \$67,492/acre

DBBL Partnership has a listing agreement with REMAX Concepts, Inc. through March 31, 2028. The purchase price of the property begins at \$60,000 and increases 4% annually. The following is the price per month of the agreement:

- Months 0-12: \$60,000/acre
- Months 13-24: \$62,400/acre
- Months 25-36: \$64,896/acre
- Months 37-42: \$67,492/acre
- Months 43-48: \$70,192/acre

Also, while a portion of parcel 0418200006 is not included in the certified acreage, it will be conveyed at no additional cost with the other portion of the parcel.

Source Documentation:

Exclusive Listing and Commission Agreement – DBBL Partnership and RE/MAX Concepts, Inc. – March 22, 2024

Exclusive Listing and Commission Agreement – Larry Frantum and Coldwell Banker Commercial Mid-America – February 28, 2024

Exclusive Listing and Commission Agreement – Midwest Oilseeds, Inc. and Coldwell Banker Commercial Mid-America – February 28, 2024

Boundary Exhibit Drawing – Veenstra & Kimm – July 22, 2024

LEASES

There are currently no active leases on the property.

TITLE

Merchantable title for parcels 0418100001 and 0418100002 resides in Larry E. Frantum. The title opinion did not identify any easements, rights-of-way, and other restrictions on the property.

Merchantable title for parcels 0418100004 and 0418100005 resides in Midwest Oilseeds, Inc. The following easements were identified within the title opinion: acquisition for the construction of Highway 141 by the State of Iowa and an easement for highway purposes for the benefit of Dallas County for S Avenue

Merchantable title for parcels 0418200001, 0418200004, and 0418200006 resides in DBBL Partnership. The title opinion did not identify any easements, rights-of-way, and other restrictions on the property.

The title opinions should be reviewed for any additional information that may impact development of the property.

Support Documentation:

Amended Title Opinion – Finneseth, Dalen & Powell, P.L.C. – September 26, 2024

Preliminary Title Opinion – Finneseth, Dalen & Powell, P.L.C. – June 27, 2024

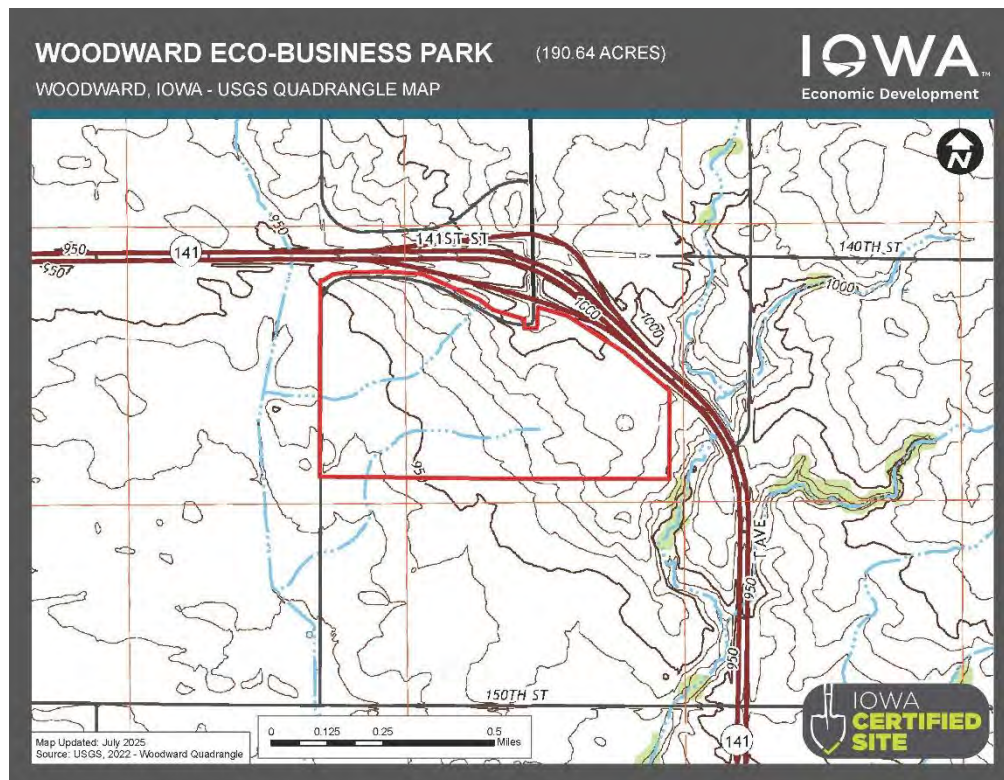
Title Opinion – Finneseth, Dalen & Powell, P.L.C. – June 27, 2024

05

Site Characteristics

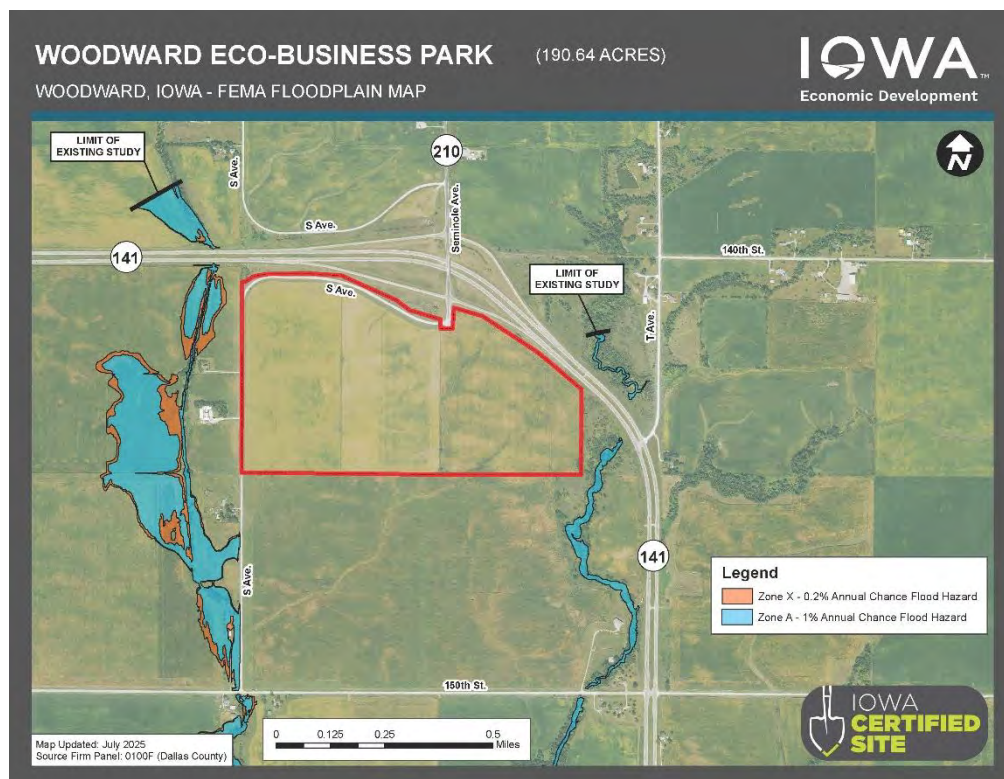


USGS



FEMA

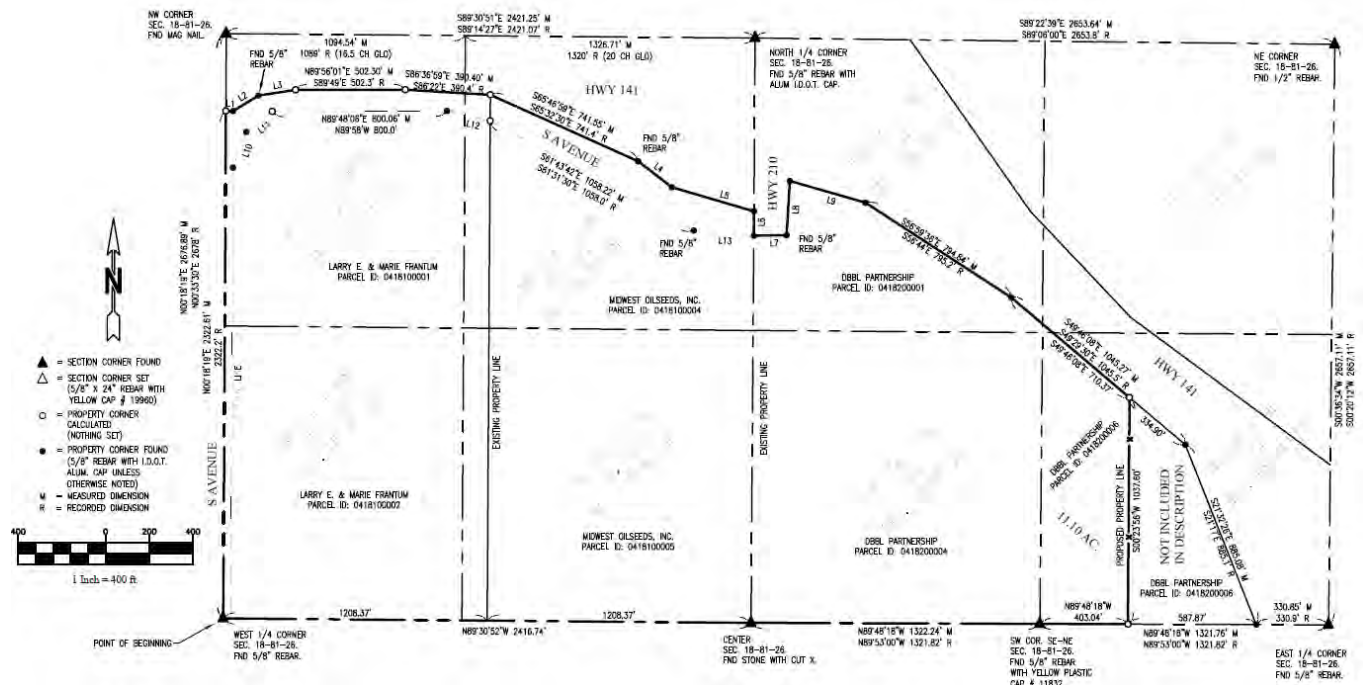
FEMA Flood Zone X – outside of the 100- and 500-year flood zones; Map #19049C0100F



SITE CHARACTERISTICS

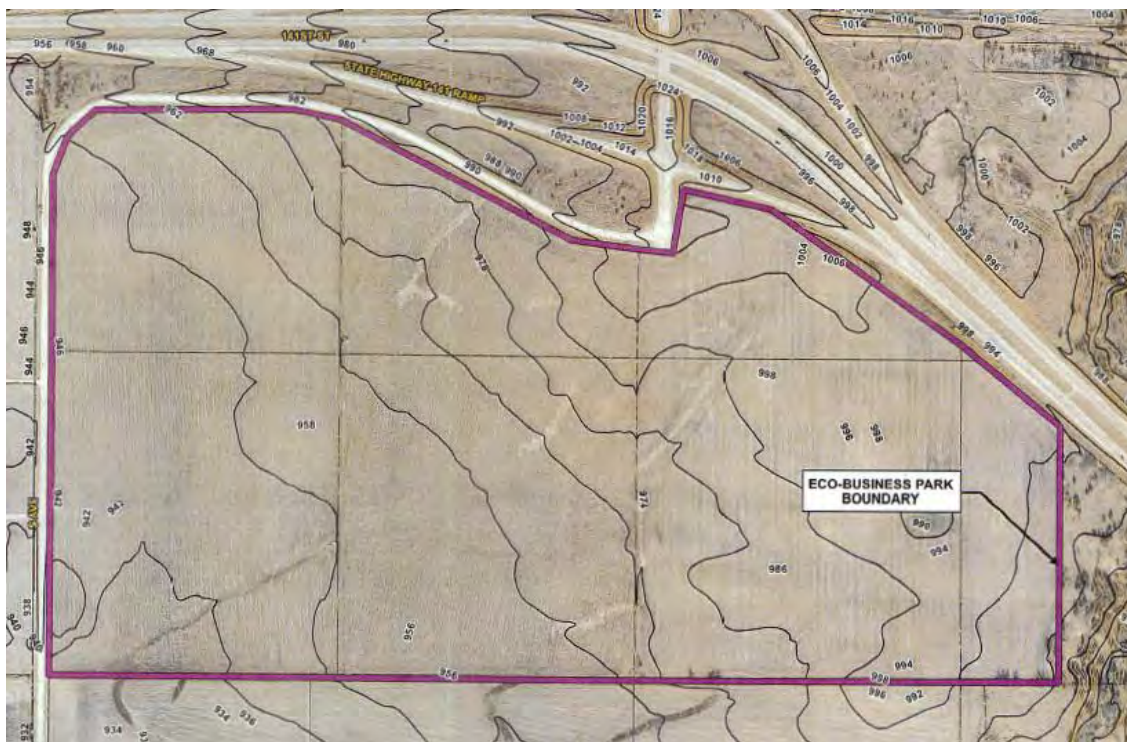
05

SURVEY



Support Documentation:
Boundary Exhibit Drawing – Veenstra & Kimm – July 22, 2024

TOPOGRAPHY



Support Documentation:
Topographic Analysis – Veenstra & Kimm – July 12, 2024

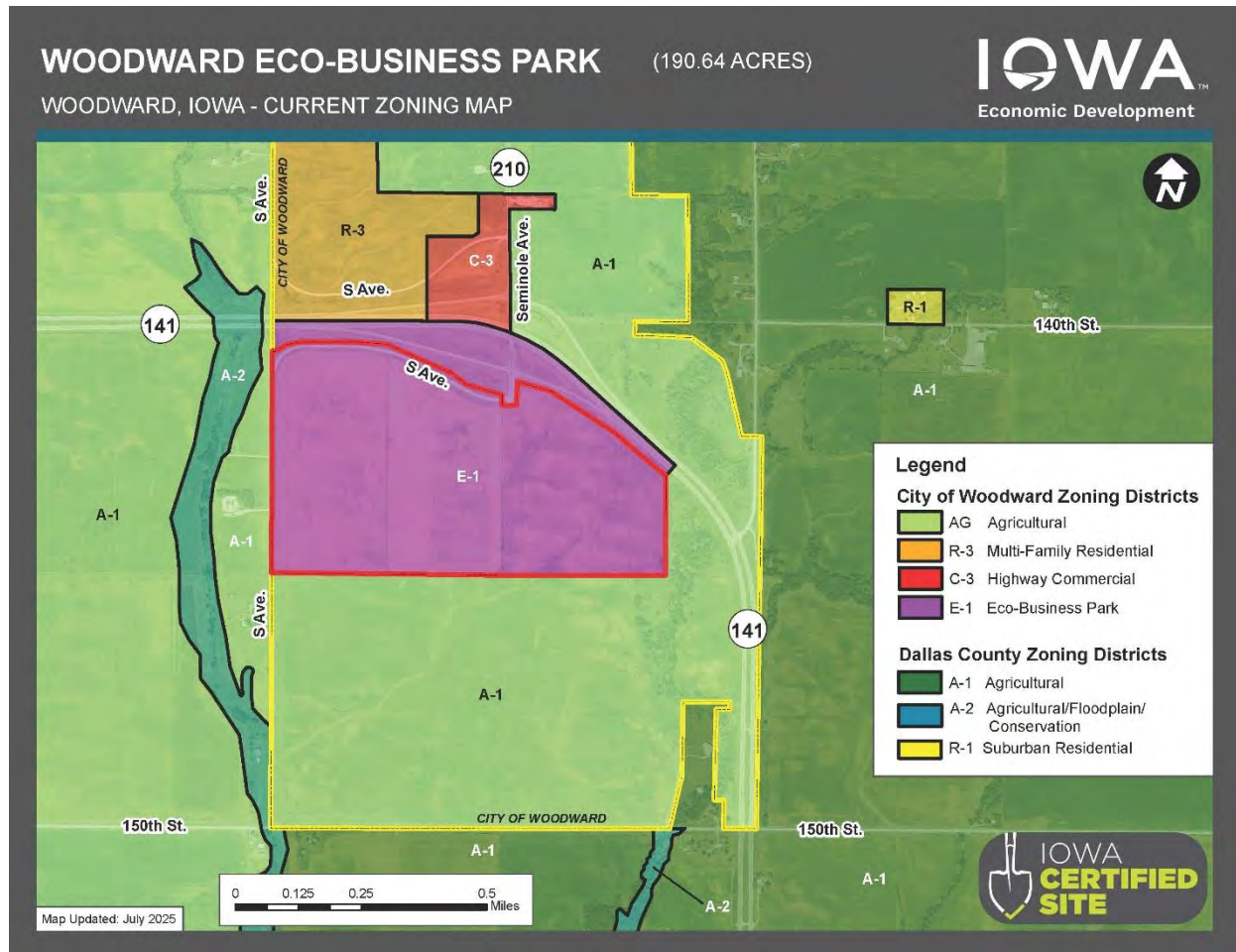
06

Zoning



CURRENT ZONING

The park is zoned Eco-Business Park (E-1) by the City of Woodward. A zoning change will not be required for development.



The E-1 District is intended and designed to provide a means for environmentally sustainable development that utilizes energy innovation and efficiencies while demonstrating high levels of economic performance. The District will allow for a variety of commercial and light industrial uses such as scientific research and development facilities, manufacturing, warehousing, professional office, and other research facilities within a planned and coordinated development. The E-1 designation shall provide for efficient site design and ensure that the design and location of all development in the District is built in harmony with all future development in adjacent districts.

Zoning Ordinance No. 17-380 lays out the requirements for development in the E-1 District and should be reviewed in details by any prospects.

Support Documentation:

City of Woodward Zoning Ordinance No. 17-380 – June 12, 2017

07

Transportation

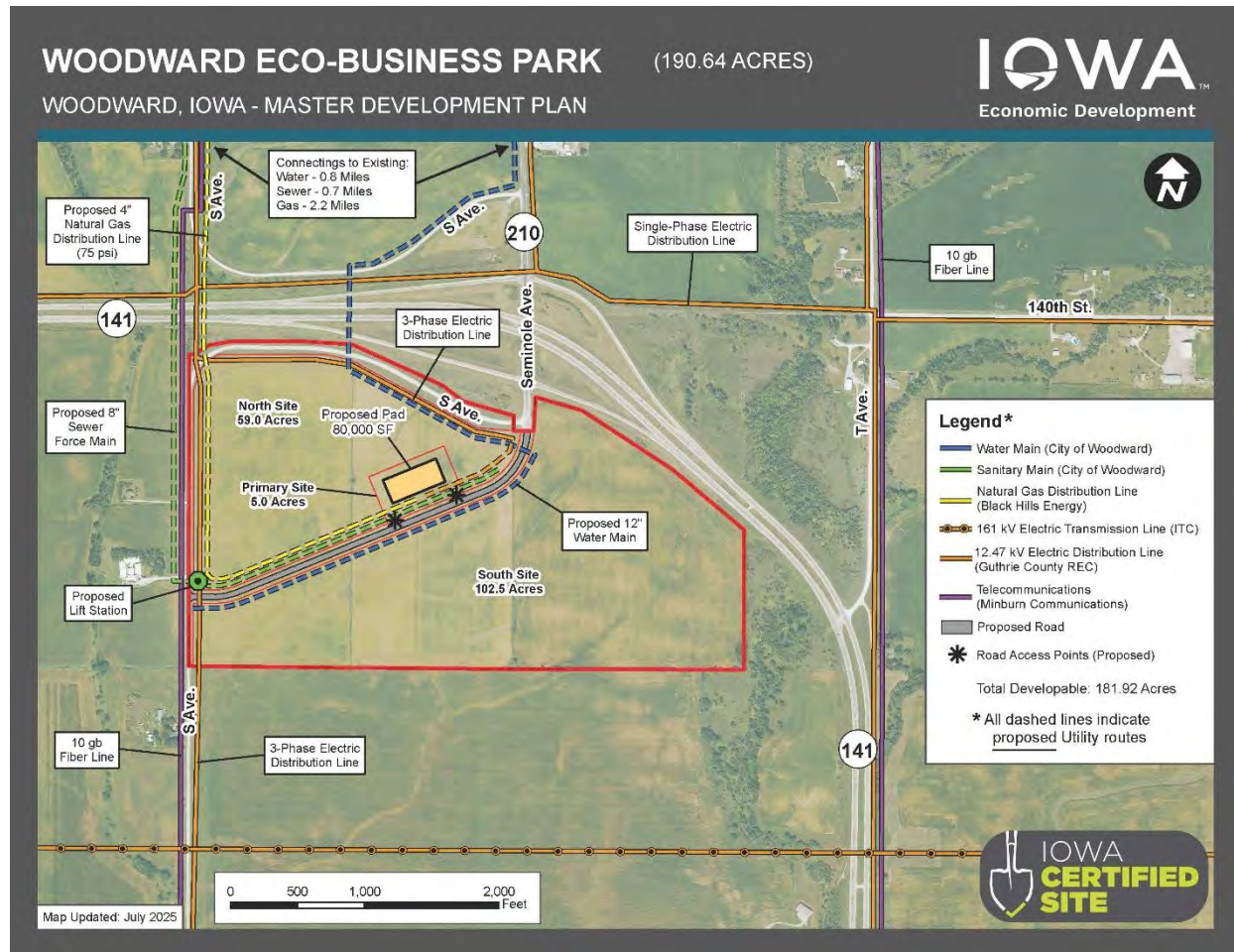




08

Utilities





Note: Utility information, including available capacity and infrastructure locations, changes over time. The utility information below reflects the conditions present at the time of certification documentation. Future users should confirm that the utility infrastructure is adequate for their specific project.

ELECTRIC

Provider: Guthrie County Rural Electric Cooperative Association (distribution), International Transmission Company (ITC) (transmission), and Central Iowa Power Cooperative (CIPCO) (transmission)

Service Details

- Existing Infrastructure:
 - Distribution: 12.47 kV three-phase overhead electric lines run along S Avenue adjacent to the property.
 - Transmission: 161 kV line (ITC) – runs E/W 0.25 miles south of the park. 69 kV line (CIPCO) – runs N/S 1 mile east of the park.
 - Substation: Woodward – 2 miles from the park
- Available Capacity: Existing primary distribution has the capacity to serve 1 MW; REC could upgrade the size of the existing distribution lines to serve up to 2.5 MW.

- Other: Redundant feed from the Woodward Substation would require upgrading the size of the existing distribution lines. The estimated cost and schedule of these upgrades is estimated at \$300,000 and completed in 6-9 months.

Contact:
Josh Oltmann
Line Superintendent
Guthrie County Rural Electric Cooperative Association
j.oltmann@guthrie-rec.coop
(641) 747-2206

Support Documentation:
Electric Questionnaire – October 31, 2024

NATURAL GAS

Note: Natural gas service is not required for Green Business Parks. If the park will be marketed as served by natural gas, the park must be served or be able to be served by natural gas infrastructure that can provide 5,000 mcf per month within six months. Though the service details below do not meet the minimum criteria for natural gas, this information has been provided for informational purposes.

Provider: Black Hills Energy (distribution) and Northern Natural Gas (transmission)

Service Details

- Existing Infrastructure: A 4-inch 75 psig main is located 2 miles north of the park.
- Available Capacity: 3,500 mcf per month after extending the distribution line.
- Improvements: Distribution upgrades would include installing 4-inch 75 psig main approximately two miles toward the site. In order to provide additional capacity above 3,500 mcf per month, TBS upgrades would be required.
- Estimated Cost: \$385,563 to extend the 4-inch main to the property. TBS upgrades for additional capacity could exceed \$1 million.
- Estimated Schedule: Distribution upgrades can be completed within 6-9 months (2 months for design, 2 months for permitting, and 6-9 months for construction). Final design and permitting could happen concurrently. TBS upgrades for additional capacity could be completed in 1-3 years.

Contact:
Mark Ernst
Senior Account Manager
Black Hills Energy
(563) 585-4015
mark.ernst@blackhillscorp.com

Support Documentation:
Natural Gas Questionnaire – June 13, 2024

WATER

Provider: City of Woodward

Service Details

- Existing Infrastructure: A 12-inch line is located 1.4 miles from the property.
- Available Capacity: The line will have a total capacity of 1 million gallons per day with 0.9 million gallons per day of excess capacity after upgrades.
- Improvements: Extend the 12-inch water main on W 9th Street south on Iowa Highway 210 towards the park.
- Estimated Cost: \$1,416,000
- Estimated Schedule: Upgrades can be completed within 10 months (4 months for design, 1 month for permitting, and 6 months for construction). Permitting and construction could happen concurrently.
- Other: While the improvements indicated above are the City's preferred method to serve, an alternative plan has been developed that could provide the required level of service within six months.

Water Treatment

- Plant: Woodward Water Supply (1.7 miles)
- Permitted Capacity: 400,000 gallons per day
- Average Utilization: 90,000 gallons per day
- Peak Utilization: 140,000 gallons per day
- Excess Capacity: 260,000 gallons per day

Contact:

Amy Orr
City Clerk
City of Woodward
(515) 438-2560
woodward@minburncomm.net

Support Documentation:

Letter from Veenstra & Kimm – October 4, 2024
Water Questionnaire – July 12, 2024

WASTEWATER

Provider: City of Woodward

Service Details

- Existing Infrastructure: A 12" gravity sewer line is located 6,250 feet from the property.
- Available Capacity: The line will have a total capacity of 400,000 gallons per day with 200,000 gallons per day of excess capacity after upgrades.
- Improvements: The existing 12" gravity main will be extended as a force main line to the property. A lift station will be constructed on S Avenue at the park.
- Estimated Cost: \$1,693,000
- Estimated Schedule: Upgrades can be completed within 6 months.
- Other: Property within the park area must be acquired for the lift station. An IDOT Utility Accommodation Permit and a Dallas County Utility Accommodation Permit must be obtained.

Wastewater Treatment

- Plant: City of Woodward Sewage Treatment Plant (STP)
- Total Permitted Capacity: 487,000 gallons per day (average wet weather)
- Average Utilization: 187,000 gallons per day
- Peak Utilization: 419,000 gallons per day
- Excess Capacity: 200,000 gallons per day using stormwater retention ponds for peak usage; 400,000 gallons per day with new sewer from S Avenue to treatment plant.

Contact:

Amy Orr
City Clerk
City of Woodward
(515) 438-2560
woodward@minburncomm.net

Support Documentation:

Letter from Veenstra & Kimm – October 4, 2024
Wastewater Questionnaire - July 12, 2024

TELECOMMUNICATIONS

Provider: Minburn Communications

Service Details

- Existing Infrastructure: Underground fiber runs along S Avenue adjacent to the park.
- Improvements: No infrastructure improvements are needed to serve the park as the infrastructure is already adjacent, but there are plans to bring fiber to the middle of the property.
- Estimated Cost: Once roads and ROW are established, it is estimated to cost \$90,000 to \$150,000 to bring fiber to the inside of the park. An average fiber drop per location is \$5,000 to \$10,000.
- Estimated Schedule: It is estimated to take 120 days, weather permitting, to extend the infrastructure to the inside of the park.

Contact:

Debra Lucht
CEO
Minburn Communications
debl@minburncomm.com
(515) 438-2200

Support Documentation:

Telecommunications Questionnaire – September 9, 2024

09

Due Diligence



ENVIRONMENTAL

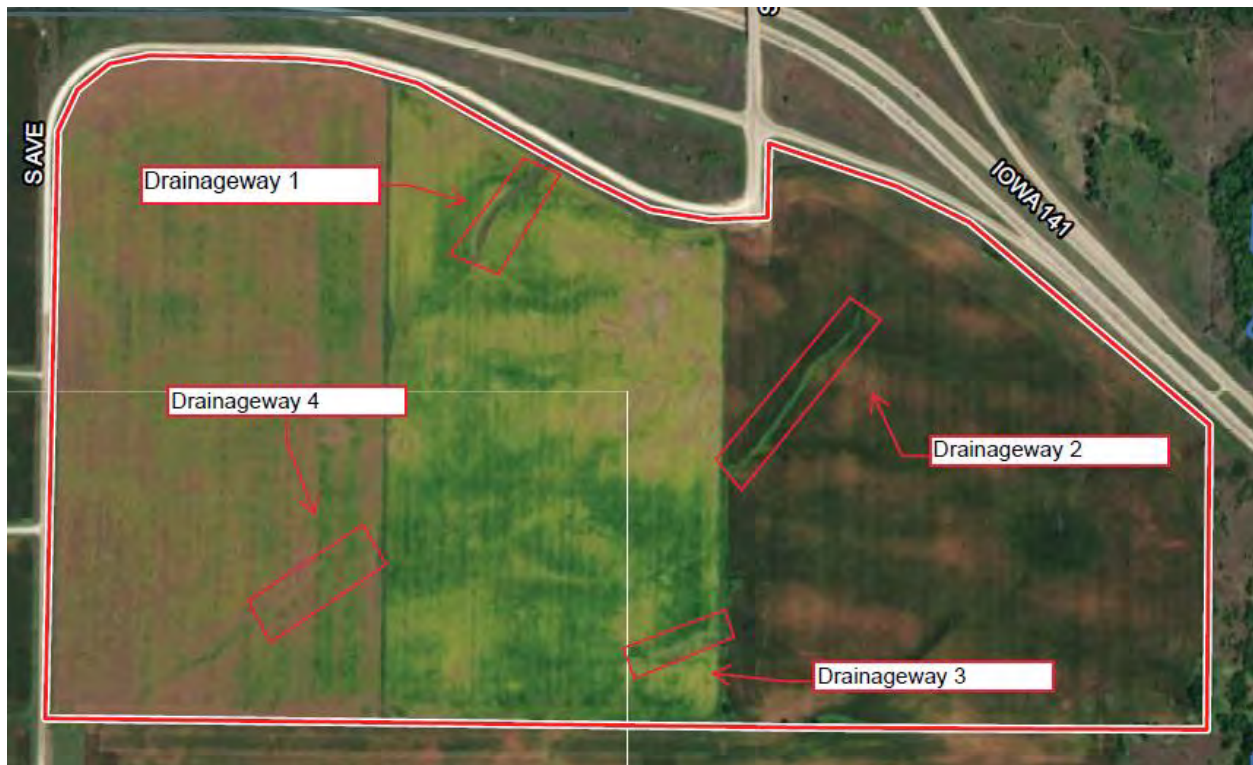
A Phase I Environmental Site Assessment (ESA) conducted to ASTM E1527-21 standards did not identify any recognized environmental conditions (RECs), controlled recognized environmental conditions (CRECs), historical recognized environmental conditions (HRECs), de minimis conditions, or business environmental risks (BERs) in connection with the property.

Support Documentation:

Phase I Environmental Site Assessment – Impact7G – June 3, 2024

WETLANDS

A Wetland and Aquatic Resources Desktop Assessment found no areas of wetlands or other aquatic resources within the Investigation Area. An Approved Jurisdictional Determination was issued by the U.S. Army Corps of Engineers on July 2, 2025. This AJD indicated 8.4 acres of waters present within the property area in four drainageways, but all of these were non-jurisdictional.



Support Documentation:

Approved Jurisdictional Determination – U.S. Army Corps of Engineers – July 2, 2025

Wetland and Aquatic Resources Desktop Assessment – Impact7G – July 31, 2024

SPECIES

U.S. Fish and Wildlife Official Species List

- Threatened and Endangered Species
 - Indiana Bat (Mammal) – Endangered
 - Northern Long-eared Bat (Mammal) – Endangered
 - Monarch Butterfly (Insect) – Candidate
- Critical Habitats
 - No critical habitats at this location.

A Threatened and Endangered Species Review recommended “No Effect” determinations for all threatened, endangered, or otherwise protected species.

Support Documentation:

Official Species List – U.S. Fish and Wildlife – August 1, 2024

Threatened & Endangered Species Review & Determination of Effect Memo – Impact7G – July 31, 2024

CULTURAL RESOURCES

A Reconnaissance-Level Historic Architectural Investigation completed by Eocene Environmental Group included an investigation of the 0.25-mile buffer zone around the project area. The investigation found that the Joseph Storm House, sited on the west side of S Avenue, appears to possess good integrity and historic and architectural significance. Eocene Environmental Group recommended further study of the Storm House to more appropriately evaluate its eligibility for listing on the National Register of Historic Places.

A prior Phase I Intensive Archaeological Survey was completed by University of Illinois Urbana-Champaign in January of 2016. Eocene Environmental Group reviewed the findings of this report in 2024 and found there to be little change to the subject area.

SHPO indicated that the work conducted by Eocene Environmental Group could be used to support an agency’s conclusions and determinations of effect pursuant to the requirement of the National Historic Preservation Act, as amended. SHPO consultation as part of the site certification process does not necessarily fulfill the requirements of Section 106 of the National Historic Preservation Act, and additional work may be needed if Section 106 consultation is required for a future project.

Support Documentation:

Email from the Iowa State Historic Preservation Office (Sara Andre) – November 25, 2024

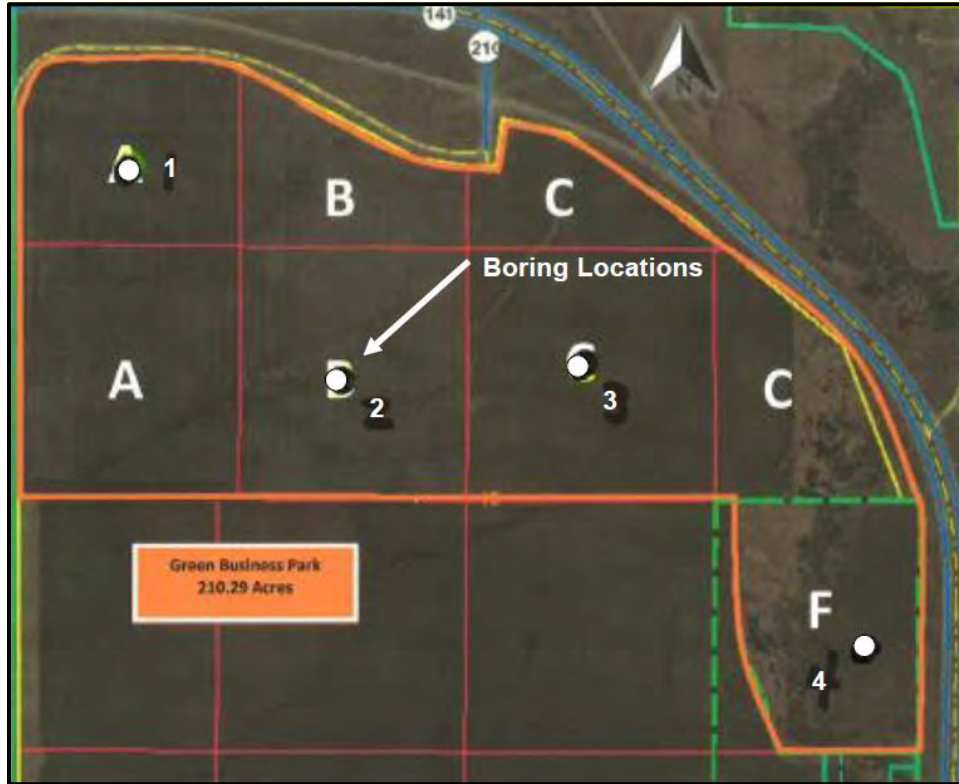
Letter from Eocene Environmental Group – October 17, 2024

Reconnaissance-Level Historic Architectural Investigation – Eocene Environmental Group – October 3, 2024

Phase I Intensive Archeology Survey – University of Illinois Urbana-Champaign – January 2016

GEOTECHNICAL

A Preliminary Geotechnical Evaluation Report included four test borings, one of which was located outside of the certification acreage, drilled to depths of 20.5 feet below existing grades. Braun Intertec recommends using Seismic Site Class D for the property.



Support Documentation:

Letter from Braun Intertec Corporation – November 3, 2017

Preliminary Geotechnical Evaluation Report – Braun Intertec Corporation – May 10, 2016

10

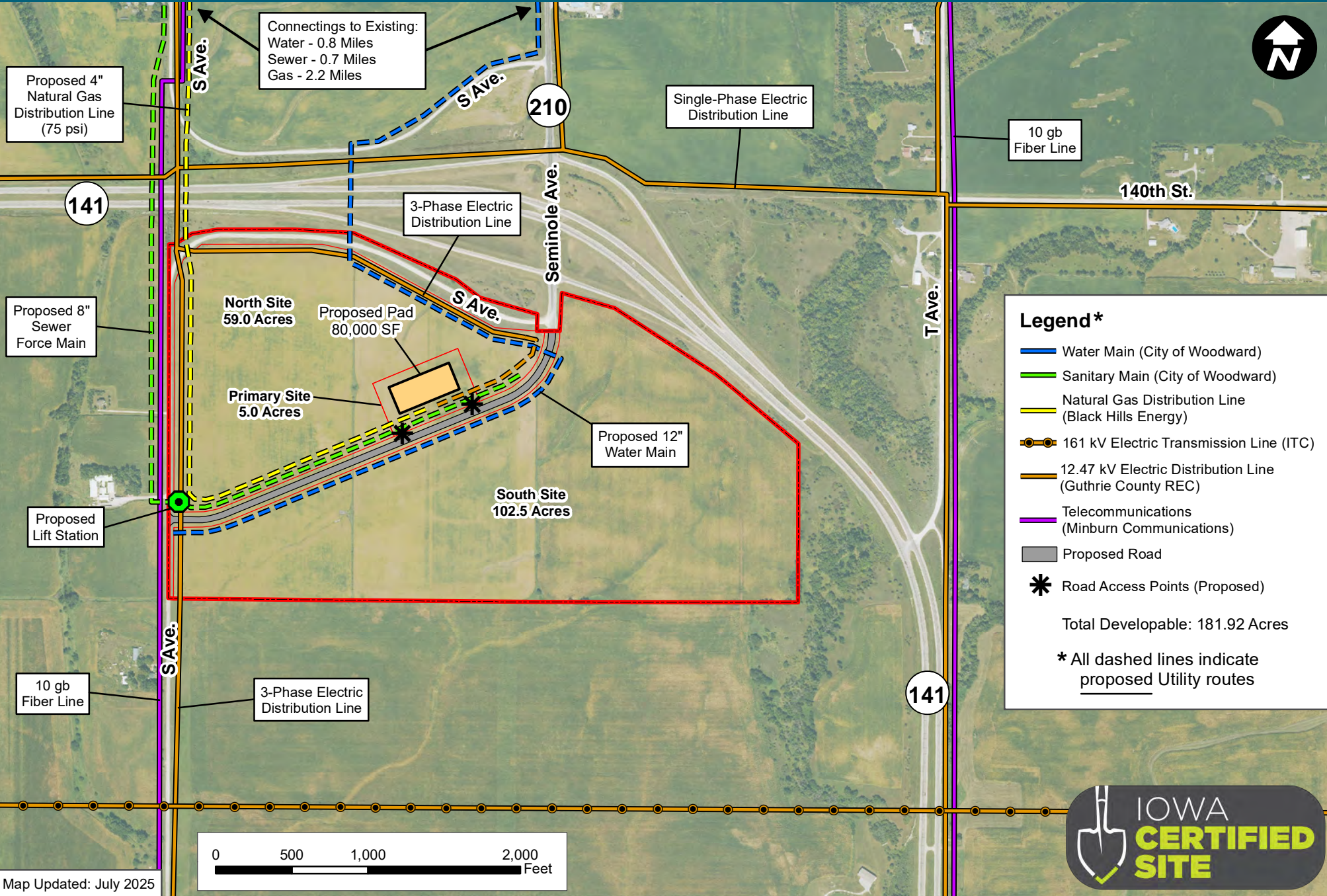
Master Plan



WOODWARD ECO-BUSINESS PARK

(190.64 ACRES)

WOODWARD, IOWA - MASTER DEVELOPMENT PLAN



Legend*

- Water Main (City of Woodward)
- Sanitary Main (City of Woodward)
- Natural Gas Distribution Line (Black Hills Energy)
- 161 kV Electric Transmission Line (ITC)
- 12.47 kV Electric Distribution Line (Guthrie County REC)
- Telecommunications (Minburn Communications)
- Proposed Road
- Road Access Points (Proposed)

Total Developable: 181.92 Acres

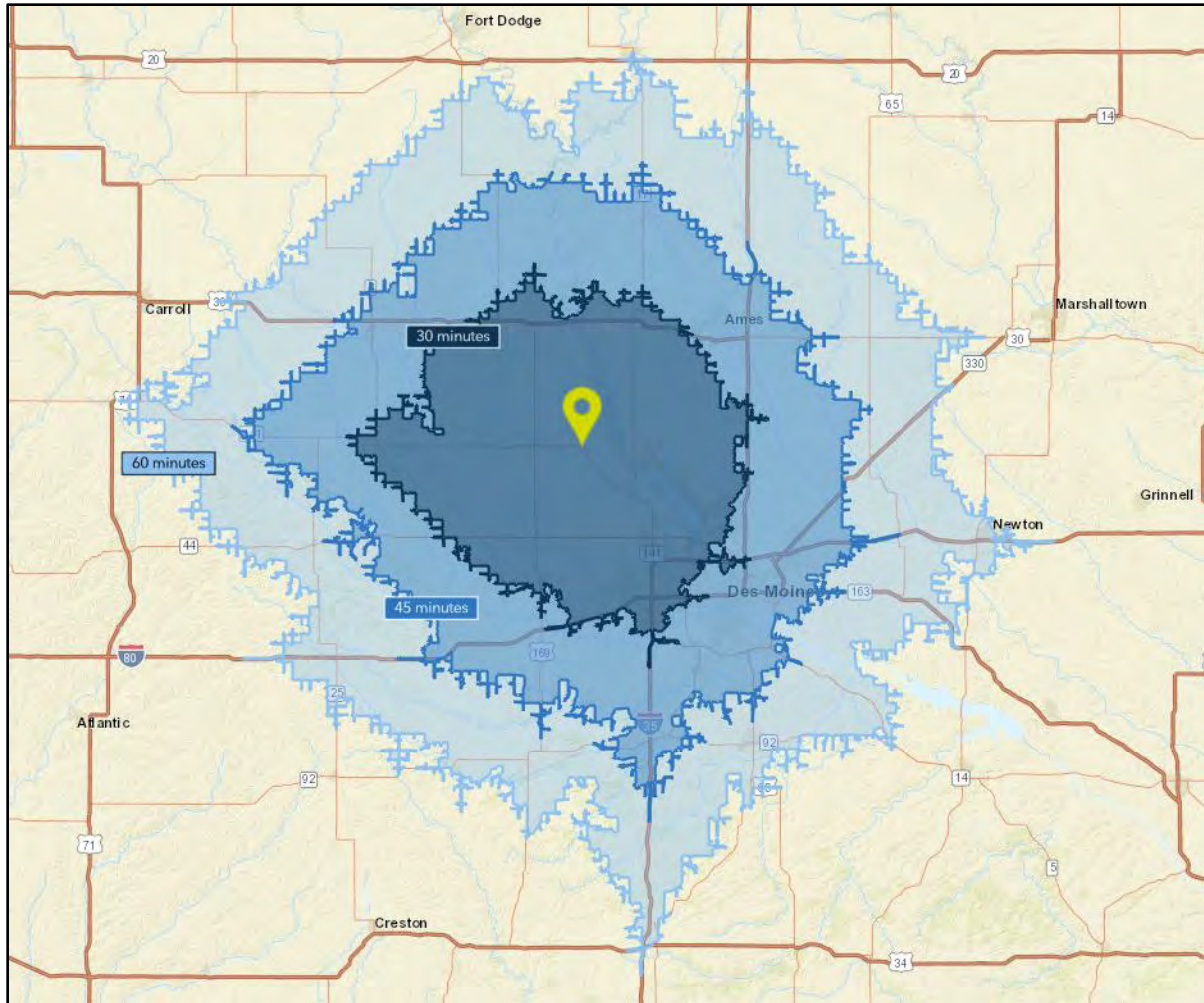
* All dashed lines indicate proposed Utility routes



11

Workforce





	30-Minute Drive Time	45-Minute Drive Time	60-Minute Drive Time
Total Population	338,447	783,266	882,051
Labor Force	191,758	431,699	483,034
Manufacturing Employment	15,065	37,582	43,417
Percentage Employed in Manufacturing	8.0%	9.0%	9.3%
Median Age	36.8	35.6	36.2
Bachelor's Degree Attainment	53.3%	45.1%	43.2%
Average Hourly Wage	\$32.44	\$32.61	\$31.65
Average Manufacturing Wage	\$34.02	\$33.77	\$33.12

Source:
 ESRI Business Analyst Online – 2024 (all data except wages)
 JobsEQ – Q3 2024 (wage data)



10 Falcon Crest Drive
Greenville, SC 29607
864.671.1001

www.questsitesolutions.com

