



McIntosh, Castek, Hollebrands
Certified Site
Bondurant, Polk County, IA

Certification Report
March 2026



THE GEOGRAPHY OF BUSINESS™



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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 Thompson, amy.thompson@iowaeda.com, (515) 348-6250



02

Certification Letter



March 17, 2026

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



Dear Mrs. Thompson:

The McIntosh, Castek, Hollebrands Certified Site, located in Polk 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 Bondurant and our evaluation of the property, we are certifying the **McIntosh, Castek, Hollebrands Certified Site** as an **Industrial Site**.

Quest has developed a program for IEDA to certify industrial sites and industrial parks as ready for industrial development. We have certified the McIntosh, Castek, Hollebrands Certified Site as meeting the following criteria:

- The park must be a minimum of 25 total acres. At least 70% of the site must be contiguous and developable.
- The site must be available for sale or lease at a competitive price to prospective industrial investors.
- The site must be zoned appropriately or be able to be rezoned for industrial use within 90 days (if applicable). The surrounding properties must also be compatible with industrial uses.
- The site's developable acreage must be free of any known rights-of-way, easements, judgments, liens, restrictive covenants, and any other items that impact developability.
- The site's developable acreage must be located outside of the 100-year and 500-year flood zone or have a plan to fill the flood areas.
- The site must be free of recognized environmental conditions or have recognized environmental conditions remediated and/or resolved.
- The site's developable acreage must be free of wetlands or have a mitigation plan.
- The site's developable acreage must be free of federal threatened and endangered species or have a mitigation plan.

- The site's developable acreage must be free of areas of archaeological or historical significance or have a mitigation plan.
- The site's developable acreage must have soils compatible with industrial development.
- The site 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). Any road upgrades must be compatible with DOT standards for tractor-trailer access must be able to be completed within 12 months.
- The site must be served or be able to be served by industrial level electric infrastructure that can provide a minimum of 1 MW electric service within six months.
- The site must be served or be able to be served by natural gas infrastructure that can provide a minimum of 5,000 mcf per month within six months.
- The site must be served or be able to be served by water infrastructure and a water system with a minimum excess capacity of at least 50,000 gallons per day within six months.
- The site must be served or be able to be served by wastewater infrastructure and a wastewater treatment plant with a minimum excess capacity of 40,000 gallons per day within six months.
- The site must be served or be able to be served within six months by telecommunications fiber.

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 **March 17, 2029**. Upon certification expiration, the property will need to submit for recertification.

We congratulate the team at the City of Bondurant 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

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Property Overview



PROPERTY OVERVIEW

LOCATION (LAT / LONG)

41.686422°, -93.427915°

CONTACT INFORMATION

Tiffany Luing
Economic Development Coordinator
City of Bondurant
515-630-6986 (o)
tluing@cityofbondurant.com

SIZE/ACREAGE

63.70 total acres
61.13 developable acres



04

Ownership + Availability



OWNERSHIP + PRICE



The site is comprised of one parcel, 231/00067-002-016, that is 63.7 acres and owned by the Living Trust of Sandra Kay McIntosh UAD and the Castek-Hollebrands Family Trust UAD.

The owners have a listing agreement with Locate CRE, LLC to market the property for industrial purposes at a price of \$105,000 per acre, or such lesser price as may be acceptable to Owner, through June 1, 2029.

Support Documentation:
ALTA/NSPS Land Title Survey – Shive-Hattery – November 17, 2025
Listing Agreement – Exclusive Right to Sell – Locate CRE, LLC – last signed 6/25/2025

TITLE

Marketable title to the property is vested in Sandra Kay McIntosh, Trustee, Living Trust of Sandra Kay McIntosh UAD June 29, 2017 (undivided ½ interest) and The Castek-Hollebrands Family Trust UAD August 29, 2017 (undivided ½ interest). The following easements were identified in the title opinion:

- Public highway easement (Book 3838, Page 141)
- Electric transmission line easement (Book 3865, Page 144)

All title opinions and surveys should be reviewed for all items that impact the property.

Support Documentation:
Amended and Substituted Title Opinion – Brick Gentry P.C. – November 17, 2025

LEASES

There is an existing farm lease for 60.4 acres between Castek-Hollebrands Family Trust & Living Trust of Sandra Kay McIntosh and David Ross and Stephen Ross. The agreement states that the owner may terminate the lease at any time upon written notice with reimbursement to the operator for reasonable and documented costs of crop inputs. The agreement will continue year-to-year, until termination.

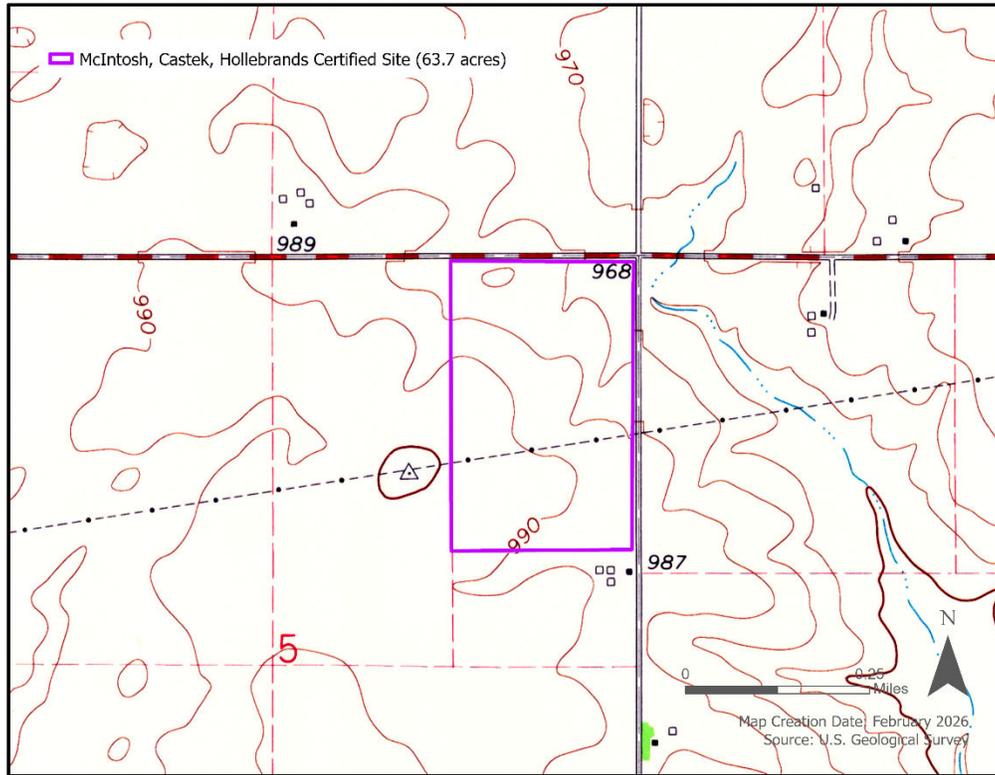
Support Documentation:
Iowa Cash Rent Farm Lease – Castek-Hollebrands Family Trust & The Living Trust of Sandra Kay McIntosh to David & Stephen Ross – August 27, 2025
Authorization Letter – The Living Trust of Sandra Kay McIntosh – August 25, 2025

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Site Characteristics



USGS

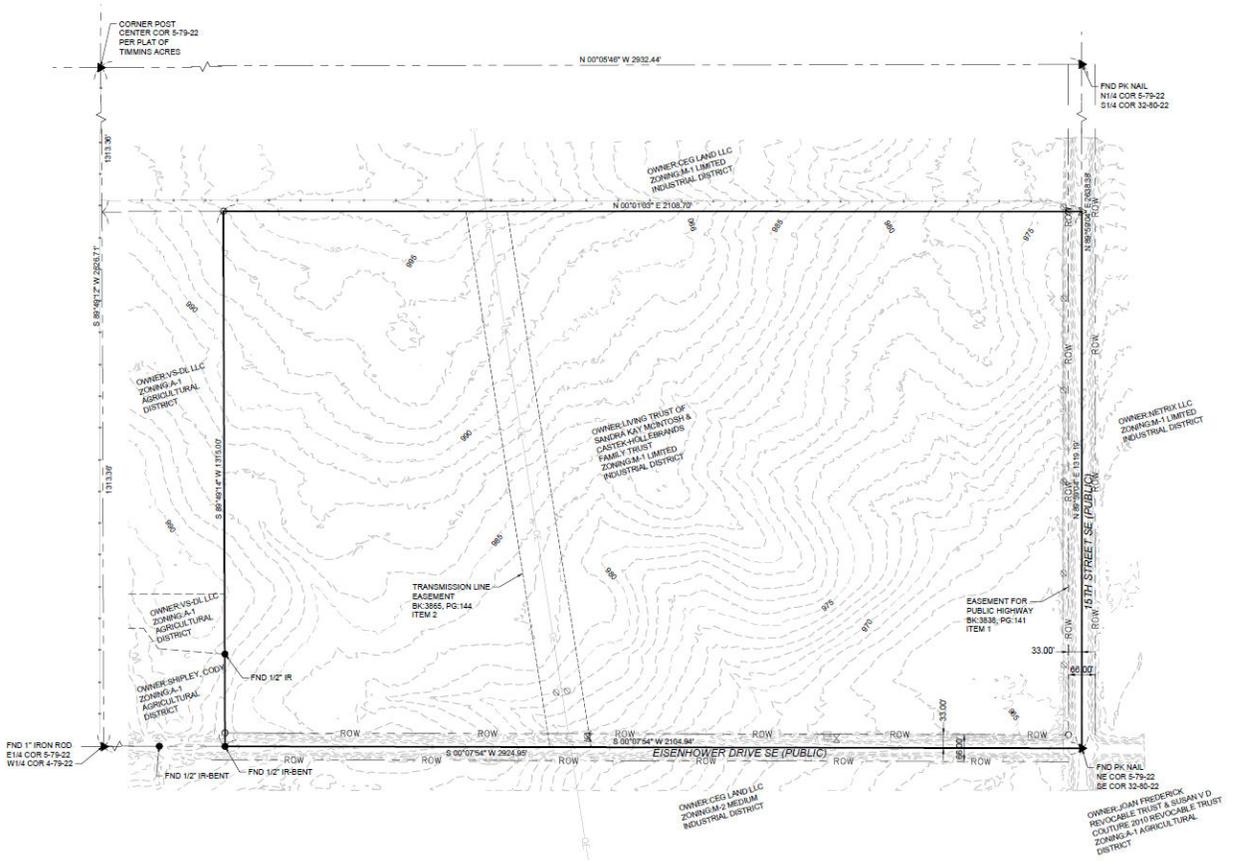


FEMA

FEMA Flood Zone X – outside of flood zones; Maps 19153C0235F and 19153C0245F



SURVEY



Support Documentation:
ALTA/NSPS Land Title Survey – Shive-Hattery – November 17, 2025

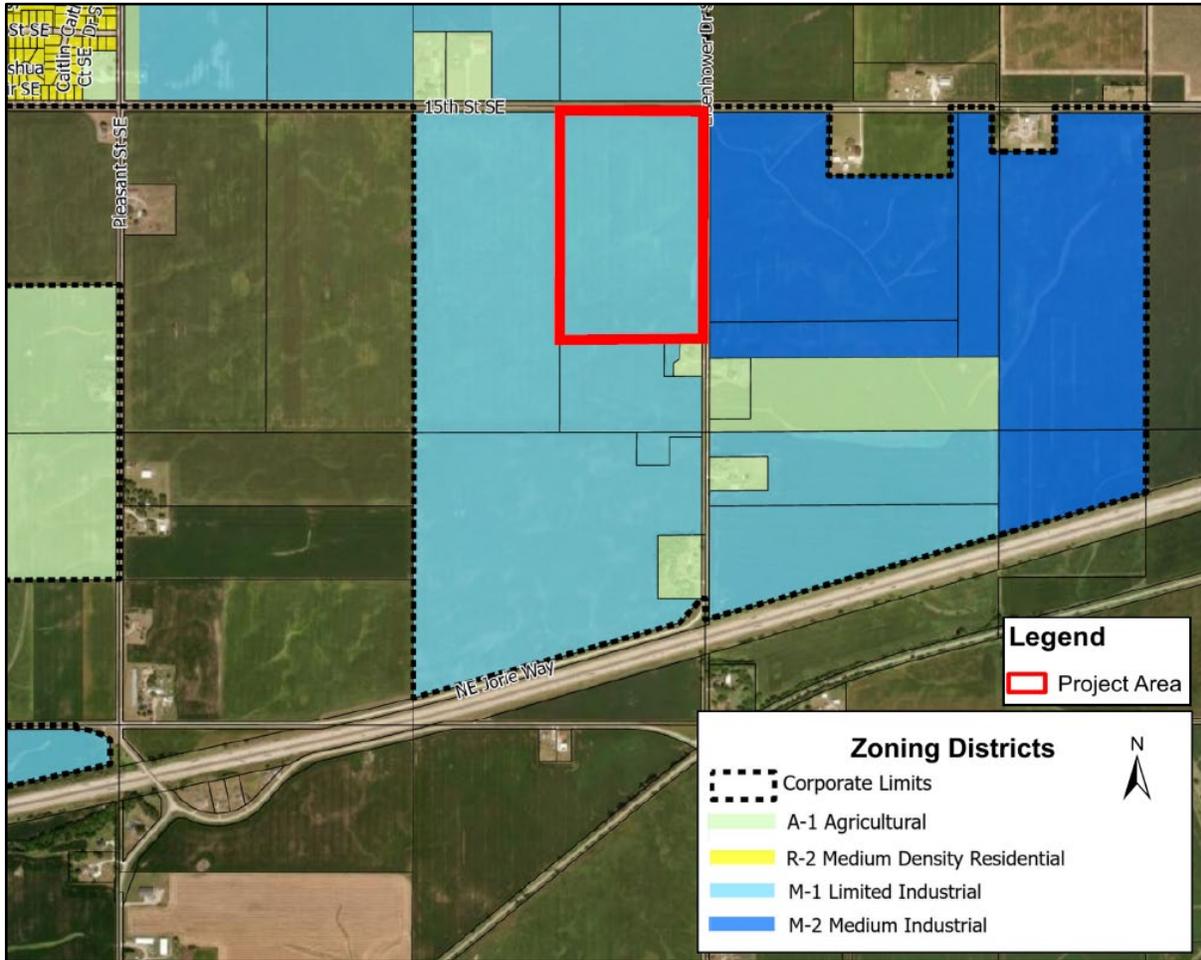
06

Zoning



CURRENT ZONING

The park is zoned M-1 Limited Industrial in the City of Bondurant. A zoning change will not be required for industrial use.



The M-1 District is intended to for certain non-nuisance manufacturing and industrial uses while maintaining protection for nearby residential districts. All manufacturing, assembling, compounding, processing, packaging or other comparable treatment must take place within completely enclosed buildings, except allowable Outdoor Storage exclusions.

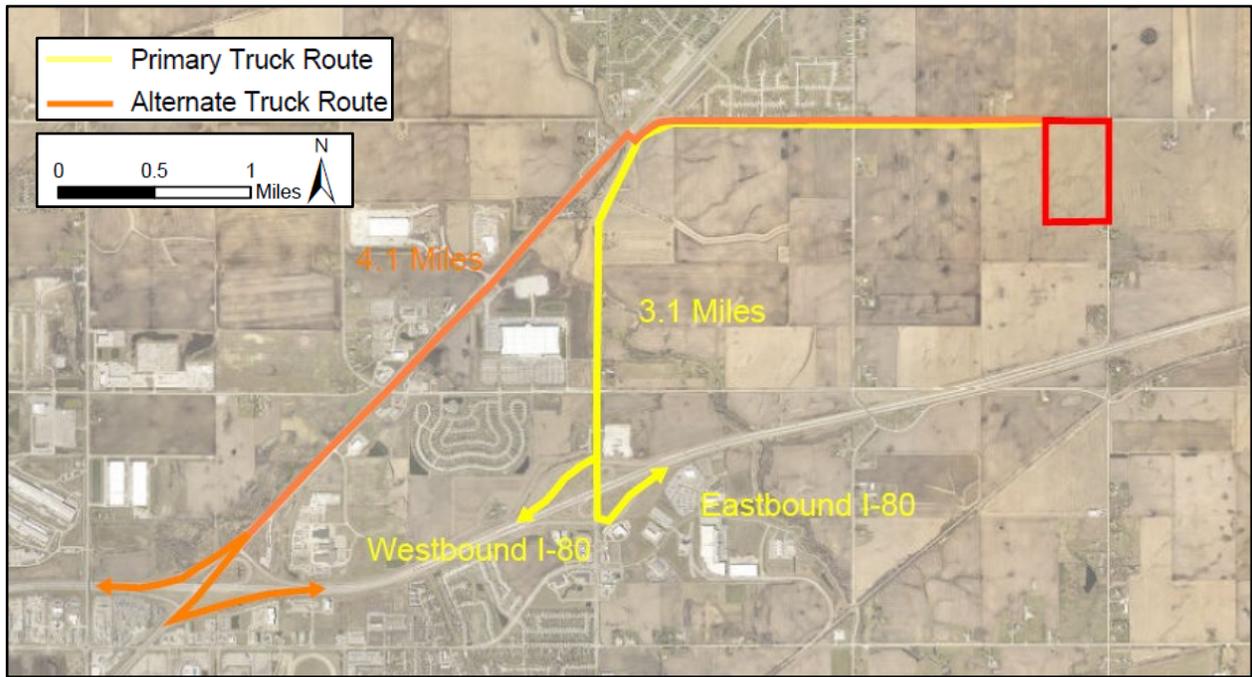
Support Documentation:
City of Bondurant Code of Ordinances – Zoning Code – District Regulations (Ch. 178)

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Transportation



ROADS



Access to the property is available from 15th Street SE/NE 70th Avenue, which runs along the property’s northern boundary. US Highway 65 is located 1.8 miles west of the property and I-80 is located 3.1 miles south. Both roads can be accessed from 15th Street SE/NE 70th Avenue. There is westbound and eastbound access at this point of entry.

COMMERCIAL SERVICE AIRPORT

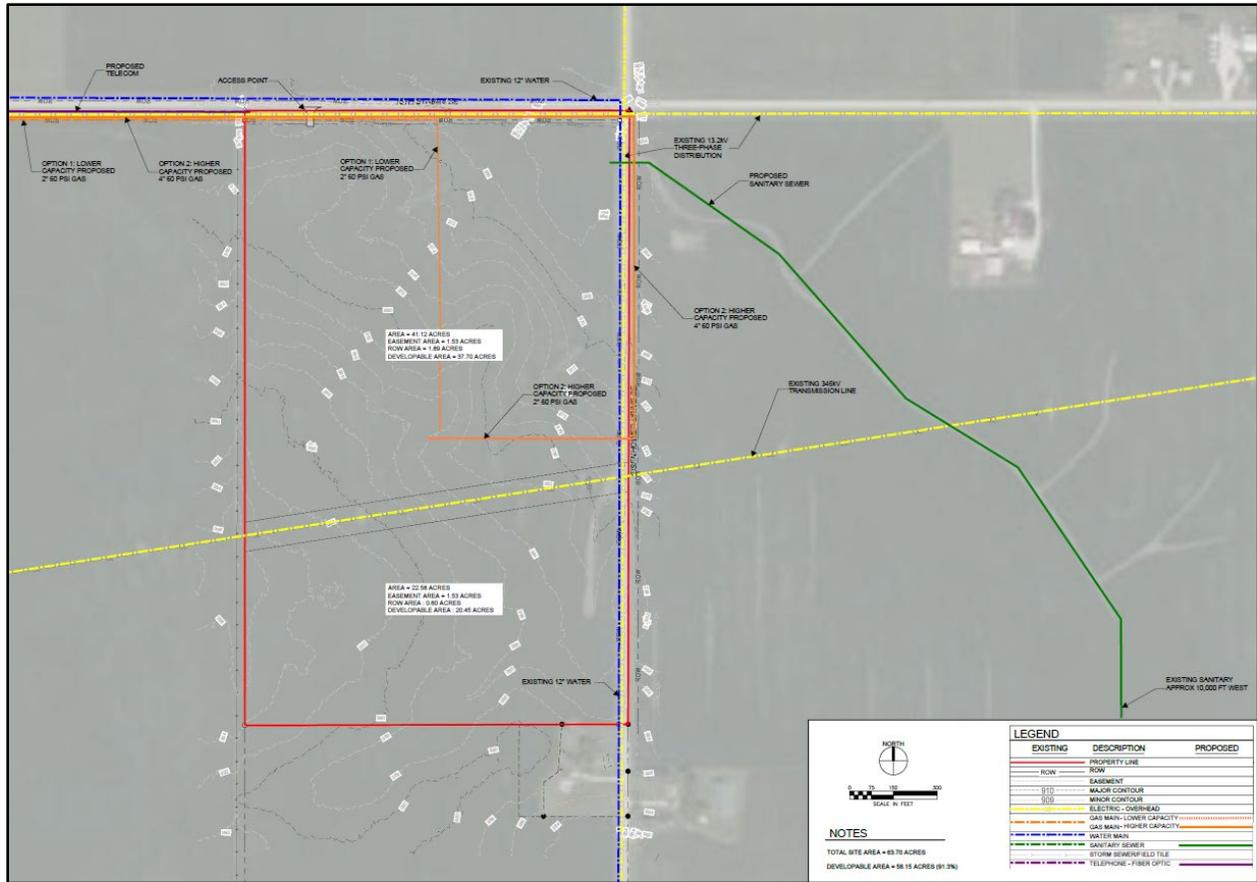
Des Moines International Airport (DSM) – 11.9 miles

Support Documentation:
Questionnaire – City of Bondurant – December 11, 2025

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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: MidAmerican Energy Company (distribution and transmission)

Note: Due to the proximity of other industrial properties, the site was evaluated on an individual basis and for a higher capacity of 5 MW.

Service Details

- Existing Infrastructure:
 - Distribution: 13.2 kV three-phase – runs along NE 70th Avenue/15th Street SE and NE 88th Street/Eisenhower Drive SE, and are adjacent to the property.
 - Transmission: 345 kV lines run through the property.
 - Substation: NE 54th Avenue – 2.75 miles from the property.
- Available Capacity: 5 MW of capacity is available with adjacent distribution brought into the site.
- Improvements: No infrastructure upgrades needed to serve minimum capacity. Specific needs for infrastructure going into the property would need to be discussed with the customer.

- Estimated Cost: Costs are dependent on the load but are expected to be minimal given that infrastructure is adjacent to the site and revenue credits are expected to offset distribution costs into the property.
- Estimated Schedule: Within 6 months after a signed proposal (two months for design, two months for permitting, one month for easement acquisition, and up to six months for construction). Design, permitting, and easement acquisition can partially overlap timeframes.
- Other: An electric specific easement or PUE on the property will be required to deliver electric service, as well as access to right-of-way for electric distribution to site. Feeder redundancy is possible with feeder extension.

Additional Capacity Scenario (5 MW)

- Improvements: No infrastructure upgrades needed to serve 5 MW since distribution is adjacent to the site.
- Estimated Cost: Costs would be minimal given that infrastructure is adjacent to the site and revenue credits are expected to offset distribution costs into the property.
- Estimated Schedule: Within 9 months after signed proposal (two months for design, two months for permitting, one month for easement acquisition, and up to six months for construction). Design, permitting, and easement acquisition can be conducted concurrently.
- Other: An electric specific easement or PUE on the property will be required to deliver electric service, as well as access to right-of-way for electric distribution to site. Feeder redundancy is possible with feeder extension.

Contact:

Corey Morrison
Business and Community Development Manager
MidAmerican Energy Company
corey.morrison@midamerican.com
(515) 252-6603

Support Documentation:

Electric Questionnaires – MidAmerican Energy Company – July 24, 2025

NATURAL GAS

Provider: MidAmerican Energy Company (distribution) and Northern Natural Gas (transmission)

Note: Due to the proximity of other industrial properties, the site was evaluated on an individual basis and for a higher capacity of 15,000 mcf per month.

Service Details

- Existing Infrastructure: A 6-inch 60 psig main is located at the corner of 15th Street SE and Pleasant Street SE, approximately 4,650 feet from the property.
- Available Capacity: 5,000 mcf per month after upgrades.
- Improvements: Distribution upgrades would include installing 5,750 feet of 2-inch 60 psig main to reach the center of the site.
- Estimated Cost: \$228,800; Revenue credits would be available to offset the gas infrastructure costs. This is an estimated cost, and actual costs will need to be determined with end user.
- Estimated Schedule: Distribution upgrades can be completed within 6 months in a non-frost environment after signed proposal (two months for design, one month for permitting, one month for easement acquisition, and up to four months for construction).

Additional Capacity Scenario (15,000 mcf per month)

- Improvements: Distribution upgrades would include installing 6,350 feet of 4-inch and 625 feet of 2-inch plastic 60 psig distribution main to reach the center of the site and make necessary tie-ins.
- Estimated Cost: \$590,000; Revenue credits and/or refundable advance is available to help offset gas infrastructure costs. While this is an estimate, actual costs will need to be determined with end user.
- Estimated Schedule: Distribution upgrades can be completed within 12 months in a non-frost environment after signed proposal.

Contact:

Corey Morrison
Business and Community Development Manager
MidAmerican Energy Company
corey.morrison@midamerican.com
(515) 252-6603

Support Documentation:

Natural Gas Questionnaire – MidAmerican Energy Company – August 14, 2025

Natural Gas Questionnaire – MidAmerican Energy Company - November 24, 2025

WATER

Provider: City of Bondurant

Note: Due to the proximity of other industrial properties, the site was evaluated on an individual basis and for a higher capacity of 300,000 gpd.

Service Details

- Existing Infrastructure: A 12-inch main is located within the road right-of-way along 15th Street NE (the north boundary) and Eisenhower Drive SE (the east boundary).
- Available Capacity: The 12-inch line has a total capacity of 1 MGD
- Excess Capacity: There is 0.3 MGD of excess capacity
- Improvements: No infrastructure upgrades are needed to serve 50,000 gpd to the site.
- Estimated Cost: Cost would be minimal, given that infrastructure is adjacent to the site.
- Estimated Schedule: N/A

Additional Capacity Scenario (300,000 gpd)

- Improvements: No infrastructure upgrades are needed to serve 300,000 gpd to the site.
- Estimated Cost: Cost would be minimal, given that infrastructure is adjacent to the site.
- Estimated Schedule: N/A

Water Treatment

- Plant: Des Moines Water Works Fleur Drive Plant (11.75 miles)
- Permitted Capacity: 90 million gallons per day
- Average Utilization: 50 million gallons per day
- Peak Utilization: 85 million gallons per day
- Excess Capacity: 5 million gallons per day (factoring in peak utilization)
- Notes: The City of Bondurant currently purchases 1,200,000 gpd from Des Moines Water Works. The average utilization of water purchased is 600,000 gallons per day, and excess capacity, factoring in peak utilization, is 300,000 gallons per day. In fall 2027, the City will be the sole provider of water.

Contact:

Marketa Oliver
City Administrator
City of Bondurant
moliver@cityofbondurant.com
(515) 967-2418

Support Documentation:

Water Questionnaire – City of Bondurant - December 2, 2025

Water Questionnaire – City of Bondurant – July 25, 2025

WASTEWATER

Provider: City of Bondurant

Note: Due to the proximity of other industrial properties, the site was evaluated on an individual basis and for a higher capacity of 200,000 gpd.

Service Details

- Existing Infrastructure: A 36-inch trunk sewer gravity main located along Mud Creek, which is 10,000 feet west of the property.
- Available Capacity: Presently, there is no capacity at the site. The gravity sewer line has a total capacity of 19.3 MGD. There is a forcemain southwest of the site with 14 mgd of capacity. Once improvements are made, there will be >1 MGD.
- Improvements: Upgrades include construction of a new local lift station and extension of 11,000 feet of force main and 4,500 feet of gravity sewer main (8-inch minimum size).
- Estimated Cost: \$2,500,000
- Estimated Schedule: 6 months for design, 6 months for permitting, 4 months for ROW acquisition, and 6 months for construction are expected. However, ROW acquisition, design, and permitting can be done concurrently. Timeline could be expedited to 6 months with predevelopment planning, per the community.

Additional Capacity Scenario (200,000 gpd)

- Improvements: Upgrades include construction of a new local lift station and extension of 11,000 feet of force main and 4,500 feet of gravity sewer main (8-inch minimum size).
- Estimated Cost: \$2,500,000
- Estimated Schedule: Line upgrades can be completed within 12 months (six months for design, six months for permitting, four months for easement acquisition, and six months for construction). Easement acquisition, design, and permitting can be conducted concurrently.

Wastewater Treatment

- Plant: Des Moines Metropolitan WRA Wastewater Reclamation Facility (9 miles from the property)
- Total Permitted Capacity: 134 million gallons per day (AWW); 200 million gallons per day (MWW)
- Average Utilization: 80 million gallons per day
- Peak Utilization: 170 million gallons per day
- Excess Capacity: 30+ million gallons per day
- Note: Capacity is purchased from Des Moines WRA Wastewater Reclamation Facility. Average utilization of purchased sewer is 0.5 mgd and peak utilization of purchased sewer is 1.3 mgd. WRA does not assign excess capacity.

Contact:

Marketa Oliver
City Administrator
City of Bondurant
moliver@cityofbondurant.com
(515) 967-2418

Support Documentation:

Wastewater Questionnaire – City of Bondurant – December 2, 2025
Wastewater Questionnaire – City of Bondurant – July 25, 2025

TELECOMMUNICATIONS

Provider: Mi-Fiber

Service Details

- Existing Infrastructure: Fiber is located approximately 1 mile west of the property.
- Services Available: 1 gig internet and IP phone service
- Improvements: Upgrades include extending the existing fiber infrastructure along 15th Street SE to the property. Right-of-way permitting will be needed for the extension.
- Estimated Cost: \$89,420
- Estimated Schedule: 3 months

Contact:

Jenni Neff
Chief Revenue Officer
Mi-Fiber
jneff@corp.grm.net
(660) 748-2575

Support Documentation:

Telecommunications Questionnaire – Mi-Fiber – April 24, 2025

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Due Diligence



ENVIRONMENTAL

A Phase I Environmental Site Assessment (ESA) was conducted to ASTM E1527-21 standards and did not identify any recognized environmental conditions (RECs), Controlled RECs (CRECs), and/or Significant Data Gaps (SDGs) in connection with the site. As such, additional investigation is not recommended at this time.

Support Documentation:
Phase I Environmental Site Assessment – Terracon – July 22, 2025

WETLANDS

A Wetland Delineation was completed by Shive-Hattery, and the firm did not identify any wetland areas on the property. Based on these findings, the US Army Corp of Engineers determined that the project does not appear to require a Department of the Army (DA) permit pursuant to Section 404 of the CWA.

Support Documentation:
Department of the Army (DA) Permit Determination – US Army Corps of Engineers – October 7, 2025
Wetland Delineation Report – Shive-Hattery, Inc. – July 8, 2025

SPECIES

U.S. Fish and Wildlife Official Species List

- Threatened and Endangered Species
 - Indiana Bat (Mammal) – Endangered
 - Tricolored Bat (Mammal) – Proposed Endangered
 - Monarch Butterfly (Insect) – Proposed Threatened
 - Western Prairie Fringed Orchid (Flowering Plant) - Threatened
- Critical Habitats
 - No critical habitats at this location.

None of the listed species were observed during the field investigation, nor was suitable habitat identified. A determination of “No Effect” was made for all listed species.

Support Documentation:
Threatened and Endangered Species Due Diligence – Shive-Hattery – July 28, 2025

CULTURAL RESOURCES

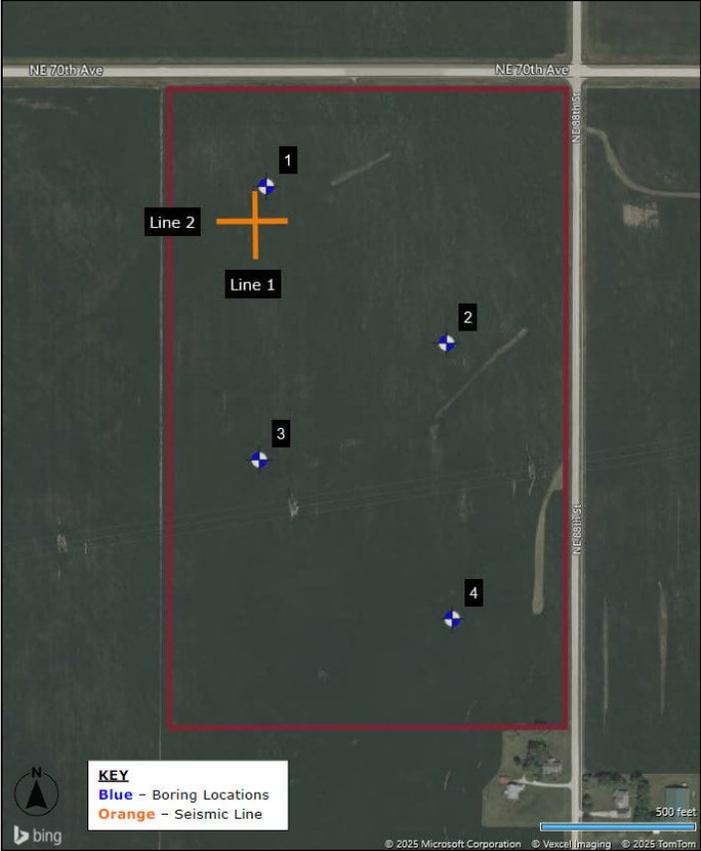
A Phase I Archeological Investigation completed by Bear Creek Archaeology recommends no further archaeological work for the project area. No archaeological resources were encountered during the pedestrian survey and systemic auger testing of the project area. The State Historic Preservation Office (SHPO) indicated the report is consistent with best practices advocated by the Association of Iowa Archaeologists.

An Architectural Reconnaissance Survey completed by Bear Creek Archaeology included an investigation of the 0.25-mile buffer zone around the project area. The study identified six architectural properties, with one historic-aged building requiring an intensive survey. Upon review, none of the properties were recommended for inclusion in the National Register of Historic Places, including the property under intensive review. Bear Creek Archaeology recommends no further research of architectural properties within the project area. SHPO indicated that the reconnaissance survey is consistent best practices advocated by the Association of Iowa Archaeologists.

SHPO indicated that the work conducted by Bear Creek Archaeology could be used to support a federal agency’s determination of eligibility and effect should a Section 106 undertaking be defined. 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) – June 30, 2025
Phase I Archaeological Investigation – Bear Creek Archaeology – May 2025
Architectural Reconnaissance Survey – Bear Creek Archaeology – May 2025

GEOTECHNICAL



A geotechnical investigation included four test borings drilled to depths of 25.5 feet below existing grades. Utilizing a Multi-Channel Analysis of Surface Waves (MASW) survey at the site, Terracon determined a Site Class D for seismic design.

Support Documentation:
Preliminary Geotechnical Engineering Report – Terracon – November 12, 2025

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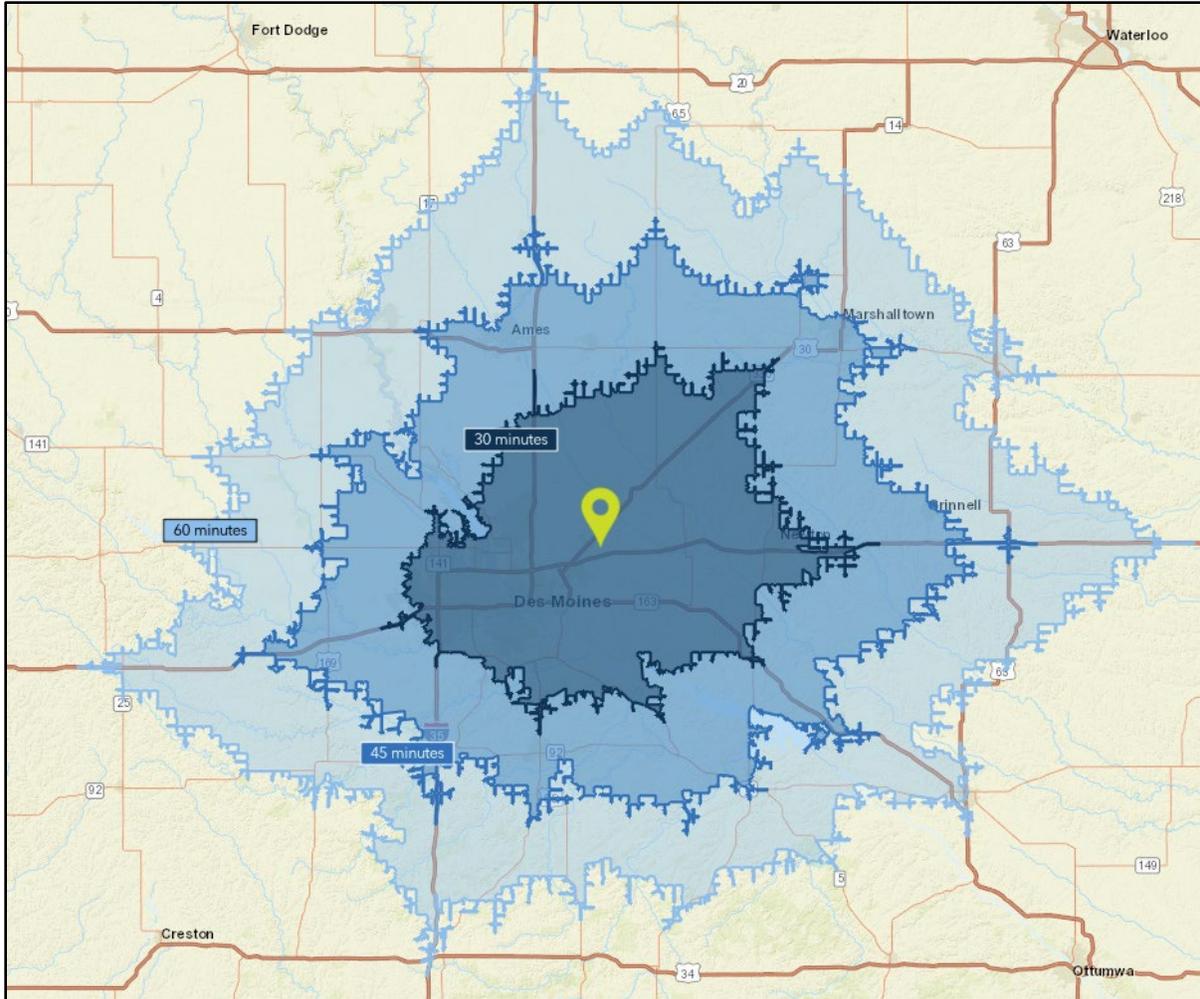
Master Plan



11

Workforce





	30-Minute Drive Time	45-Minute Drive Time	60-Minute Drive Time
Total Population	582,588	861,336	989,014
Labor Force	313,452	457,534	521,990
Manufacturing Employment	29,401	44,498	54,667
Percentage Employed in Manufacturing	9.4%	9.7%	10.5%
Median Age	37.2	36.3	36.9
Bachelor's Degree Attainment	40.4%	41.7%	40.0%
Average Hourly Wage	\$34.14	\$33.40	\$33.02
Average Manufacturing Wage	\$37.31	\$36.85	\$36.61

Source:
 Esri Business Analyst Online – 2025 (all data except wages)
 JobsEQ – 2025Q3 (wage data)

12

Summary + Recommendations



Strengths:

- The site has approximately 61 developable acres.
- The site is zoned M-1 Limited Industrial and is appropriate for industrial uses.
- US Highway 65 and I-80 are less than five miles from the site.
- Many of the utilities are located adjacent to the property or in close proximity.
- Due diligence reports did not identify any environmental concerns, jurisdictional wetlands, cultural resources, or suitable habitat for threatened/endangered species.
- The lease agreement is straightforward, and what is required for lease termination is spelled out clearly.
- The property is free from flood zones that pose risks, and there are no aquatic features on the site.

Challenges:

- The electric transmission line that runs through the property will limit the contiguous developable acreage of the property. Consider designing building layouts so that prospects can better understand the property's developability. The property may be utilized by having parking on one side of the electric line with the building on the other.
- Significant upgrades are needed to provide wastewater service to the property, which could present cost and timeline challenges to prospects interested in the site.

Recommendations:

- Install signage around the property that indicates the land is available for industrial development and is a certified site.
- Ensure that the property is listed in all site databases (state, utility, third-party, etc.) as well as promoted with the commercial real estate community within the region.
- Costs and schedules are changing constantly, so make sure to update the cost estimates periodically to ensure your information is relevant and ready.



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