

Hugh and Maxine Loudon Business Park
Clarinda, Page County, IA

Certification Report
May 2026





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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



May 1, 2026

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



Dear Mrs. Thompson:

Hugh and Maxine Loudon Business Park, located in Clarinda, Page 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 Clarinda Economic Development Corporation and our evaluation of the property, we are certifying **Hugh and Maxine Loudon Business Park** as an **Industrial Park**.

Quest has developed a program for IEDA to certify industrial sites and industrial parks as ready for industrial development. We have certified the Hugh and Maxine Loudon Business Park as meeting the following criteria:

- The park must be a minimum of 50 total acres, with at least one site 10+ contiguous, developable acres. At least 60% of the remaining park acreage must be developable.
- The park must be available for sale or lease (with a documented price and terms) to prospective industrial investors.
- The park 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 park'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 park'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 park must be free of recognized environmental conditions or have recognized environmental conditions remediated and/or resolved.
- The park's developable acreage must be free of wetlands or have a mitigation plan.
- The park's developable acreage must be free of federal threatened and endangered species or have a mitigation plan.

- The park's developable acreage must be free of areas of archaeological or historical significance or have a mitigation plan.
- The park's developable acreage must have soils compatible with 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). Any road upgrades must be compatible with DOT standards for tractor-trailer access must be able to be completed within 12 months.
- The park must be served or be able to be served by industrial level electric infrastructure that can provide a minimum of 2.5 MW electric service within 9 months.
- The park must be served or be able to be served by natural gas infrastructure that can provide a minimum of 7,500 mcf per month within 9 months.
- The park must be served or be able to be served by water infrastructure and a water system with a minimum excess capacity of at least 150,000 gallons per day within 9 months.
- The park must be served or be able to be served by wastewater infrastructure and a wastewater treatment plant with a minimum excess capacity of 100,000 gallons per day within 9 months.
- The park must be served or be able to be served within 9 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 May 1, 2029. Upon certification expiration, the property will need to submit for recertification.

We congratulate the team at the Clarinda Economic Development Corporation 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

LOCATION (LAT / LONG)

40.732274°, -95.025308°

CONTACT INFORMATION

Amy McQueen
Executive Director
Clarinda Economic Development Corporation
(712) 542-2160 (o)
amy@developclarinda.com

SIZE/ACREAGE

61.0 total acres
55.70 developable acres



HUGH AND MAXINE LOUDON BUSINESS PARK

CLARINDA, IOWA - AERIAL PHOTOGRAPH (61.00 ACRES)

IOWA
Economic Development

Legend

- Certified Site Boundary
- City Boundary
- Land Parcels

Map Prepared: March 2026
2025 Aerial Photography (NAIP)

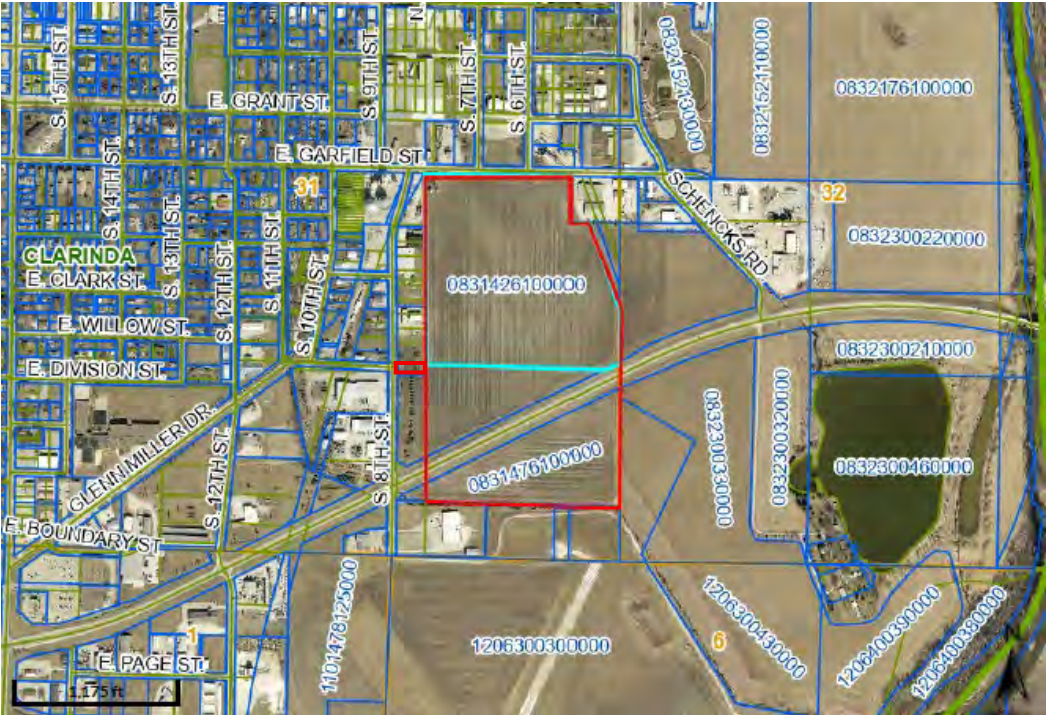
IOWA CERTIFIED SITE

04

Ownership + Availability



OWNERSHIP + PRICE



The park is comprised of four parcels, 0831453110000, 0831426100000, 0831426110000, and 0831476100000. An earlier plat combined the parcels to establish Block 1 (46.51 acres) and Block 2 (14.49 acres), which are divided by Highway 71 bypass.

All parcels are owned by the City of Clarinda. The City of Clarinda intends to sell lots for industrial development. The entirety of the park is subdividable, and the price varies by lot location. The City of Clarinda has planned the park with proposed lots that can be combined to make larger lots if desired, and the pricing of the lots and their respective sizes are detailed in the table and supporting graphic below.

Lot Number	Lot Size*	Lot Number	Lot Size*
1	11.53	12	1.09
2	2.47	13	1.76
3	2.13	14	1.31
4	0.93	15	2.32
5	1.05	16	2.07
6	0.90	17	1.58
7	0.80	18	1.50
8	1.70	19	1.37
9	1.51	20	1.38
10	1.30	21	1.35
11	1.16	22	14.49
TOTAL:	55.70 acres	<i>*Based on Master Development Plan. Surveyed Acreage differs slightly.</i>	



The price for Block 2, south of Highway 71 bypass, is \$55,000. Lots 2 through 10, north of Highway 71 bypass, are priced at \$55,000. Lots 11 through 21 are priced at \$40,000. *Note: Lot 1 is actively under a purchase agreement.*

- Support Documentation:**
 Email – Amy McQueen – March 20, 2025
 Master Development Plan – Snyder & Associates – April 2, 2026
 Letter – City of Clarinda – July 29, 2025
 Boundary Plat – Snyder & Associates – May 14, 2025

TITLE

Marketable title of the property is vested in the City of Clarinda, Iowa. The following easements and ordinances were identified in the title opinion:

- Airport Tall Structure Ordinance from Page County Board of Supervisors,
- City of Clarinda Zoning Ordinance,
- Easement to City of Clarinda for a sewer line (Book 181, Page 589),
- Easement to Iowa Power and Light (Record 341 at 394),
- Pipeline easement to Iowa Electric Power and Light (Record 440 at 260), and
- Airport Clear Zone Easement to City of Clarinda (Record 488 at 238).

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

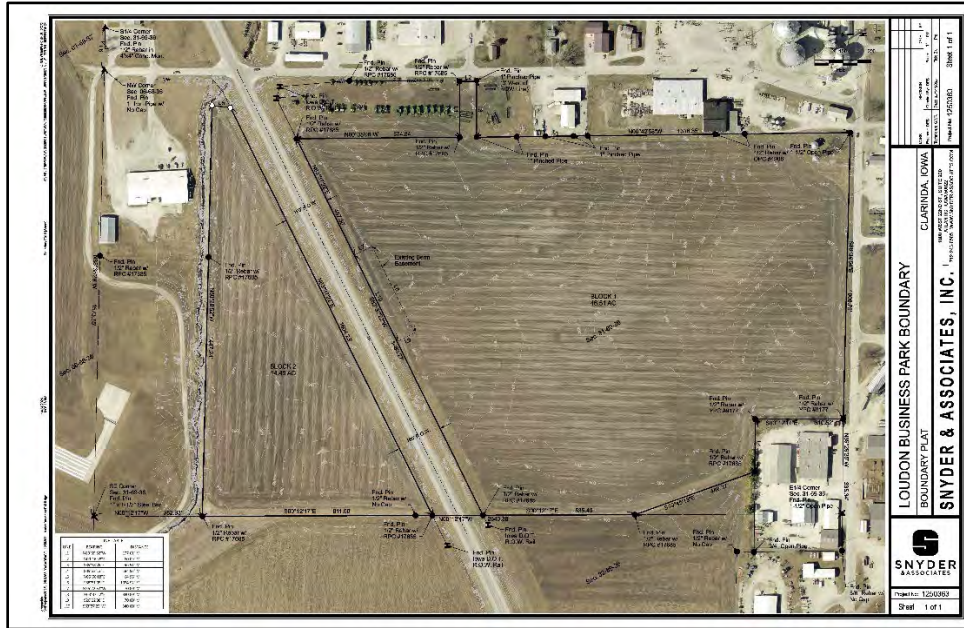
- Support Documentation:**
 Title Commitment – Willson & Pechacek – August 21, 2025

05

Site Characteristics

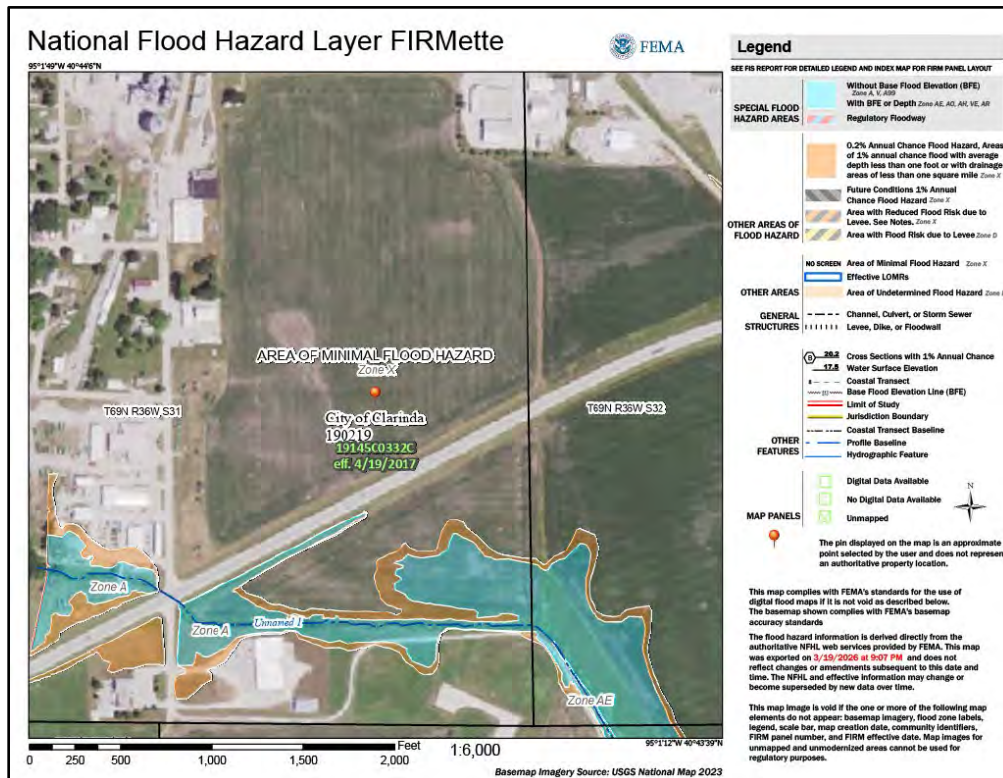


TOPOGRAPHY



FEMA

FEMA Flood Zone X – outside of flood zones – is on a majority of the site. On the southern portion, FEMA Flood Zone A – 1% annual chance without established base flood elevations – and Zone AE – 1% annual chance with known base flood elevations – is on the southern portion of the site; Maps 19145C0332C



SITE CHARACTERISTICS

SURVEY



Note: The existing berm easement depicted in the central portion of the boundary plat along Highway 71 has been abandoned.

Support Documentation:
 Email – Amy McQueen Regarding Berm – December 9, 2025
 Boundary Plat – Snyder & Associates – May 14, 2025

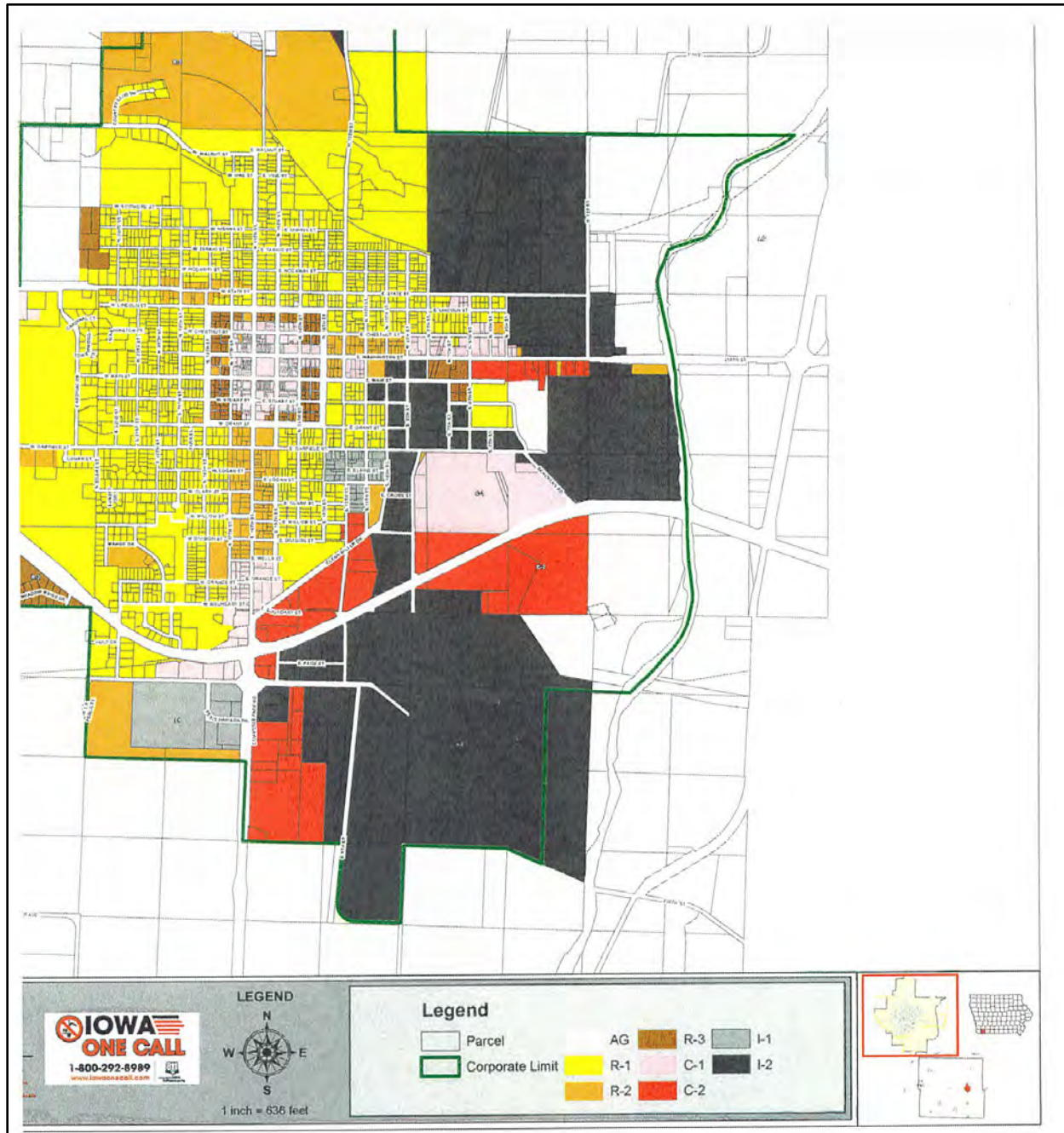
06

Zoning



CURRENT ZONING

The park has a split zoning classification of C-1 (northern portion) and C-2 (southern portion). A zoning change will be required for industrial use. The City of Clarinda is open to revising the zoning classifications within the park in order to permit industrial uses. Requests may be made with the Planning and Zoning Commission for consideration. This process, including final approval, can take less than 90 days. Zoning classifications adjacent to the property include industrial and heavy industrial classifications.



Per the Code of Ordinances, industrial, wholesale trade, and storage uses are a use category that include the following use types:

A. Industrial development or uses involved in the research, design, manufacturing processing, fabrication, packaging, or assembly of goods. Natural, man-made, raw, secondary, or partially completed materials may be used. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for firms or customers. Goods are generally not displayed or sold on site, but if so, they are a subordinate part of sales (typically 10% or less of the total gross floor area). Relatively few customers come to the site.

B. Industrial, manufacturing, wholesale trade, and warehouse/storage uses including uses that produce goods from raw or finished materials, uses that distribute goods in large quantities to primarily wholesale customers, or provide for storage or warehousing of goods, either in enclosed buildings or outdoors. Few customers, especially the general public, come to the site. Accessory activities may include sales, offices, parking, and storage. All manufacturing, assembling, compounding, processing, packaging, or other comparable treatment must take place within completely enclosed buildings, except allowable Outdoor Storage exclusions.

Support Documentation:

Zoning Letter of Support – City of Clarinda – October 8, 2025

Code of Ordinances – City of Clarinda – Chapter 168 – Provided July 25, 2025

AIRPORT ZONING ORDINANCE

The Clarinda Municipal Airport – Schenck Field Land Use & Height Overlay Zoning Ordinance regulates and restricts the use of property, within the 2-mile buffer around the Clarinda Municipal Airport – Schenck Field. Specific dimensions associated with the zoning boundary are detailed in Chapter 168 of the Code of Ordinances. This ordinance impacts a small section of Block 2 in the southeastern corner. Within this area, the easement indicates that no building or structures will be constructed. The impacted area is depicted in the image below.



Support Documentation:

Master Development Plan – Dated April 2, 2026

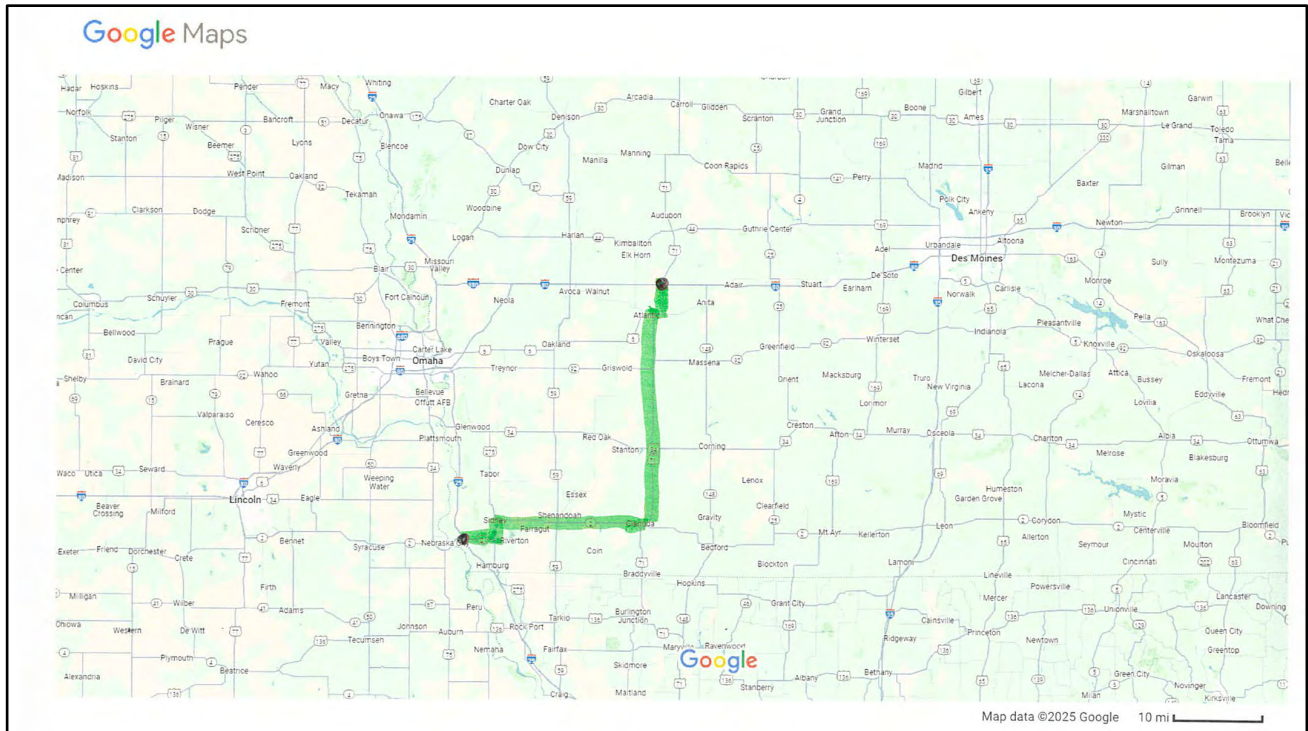
Code of Ordinances – City of Clarinda – Chapter 168 – Provided July 25, 2025

07

Transportation



ROADS



Access to the property will come from an extension of E Glenn Miller Drive along the western boundary, which intersects S 8th Street.

The City of Clarinda intends to construct entrances as well as roads to support the development of the park. As the park currently abuts South 8th Street on the west, Highway 71 bypass on the south, and East Garfield Street on the north, primary access to the park will be from Highway 71 bypass on Loudon Drive. Turning lanes for both eastbound and westbound access will be constructed along the Highway 71 bypass. It is presently assumed that secondary access points will be on South 8th Street and East Garfield Streets. As for the southern portion of the park, the only access will be from Highway 71 bypass via Dodd Lane.

To access the nearest interstate, US I-29, from the park, begin by heading south to U.S. Highway 71. Follow US-71 for 9.3 miles, then turn right onto 310th Street. Continue for 32 miles and merge onto US-275 North for 1 mile. Turn left onto IA-333 West/Washington Street and travel 0.3 miles. From there, turn right onto IA-333 West and continue for 1.2 miles to reach the entrance ramp for I-29. US I-29 is the nearest north/south interstate and US I-80 is the nearest east/west interstate, which is 59 miles. The nearest four-lane highway is Highway 34, which is 52 miles from the park.

*Support Documentation:
Letter of Support Regarding Roads – City of Clarinda – August 13, 2025*

COMMERCIAL SERVICE AIRPORT

Omaha Eppley Airfield (KOMA) – 83 miles

*Support Documentation:
Questionnaire – Clarinda Economic Development Corporation - Last revised July 29, 2025*

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. Additionally, the cost estimates in this section reflect the costs for extending infrastructure to the development and not to each individual site.

ELECTRIC

Provider: MidAmerican Energy Company (distribution and transmission)

Service Details

- Existing Infrastructure:
 - Distribution: 13.2 kV – runs along site boundary on the south side of E Garfield Street. Additional distribution running north/south on the east side of S 8th Street.
 - Transmission: 69 kV and 161 kV – 1.1 miles east of the site near the intersection of Highway 71 and Highway 2.
 - Substation: TD – Clarinda – 1.75 miles away near the intersection of Thyme Place and Highway 71.
- Available Capacity: Existing capacity is 1 MW; 2.5 MW will be available after infrastructure improvements.
- Improvements: Improvements include installing a set of 3-phase regulators near the site.
- Estimated Cost: Costs are estimated to be approximately \$100,000.
- Estimated Schedule: Within 9 months after completed design and signed customer agreements in place (three months for design, two months or less for permitting, one month for easement acquisition, and six to nine months for construction). Design, permitting, and easement acquisition can partially overlap timeframes.

- Other: No ROW acquisition is expected. There is the potential need for private property easements for pad-mounted equipment. Redundancy is unlikely due to limitation with current substation capacity.

Contact:

Kelley Swenson
Business and Community Development Manager
MidAmerican Energy Company
Kelley.swenson@midamerican.com
(515) 281-2648

Support Documentation:

Electric Questionnaire – MidAmerican Energy Company – July 10, 2025

NATURAL GAS

Provider: Alliant Energy (distribution) and NGPL – Kinder Morgan (transmission)

Service Details

- Existing Infrastructure: There is a 2-inch plastic existing main along E Garfield Street, the northern boundary of the site, with pressures ranging from 35-55 psig. *Note: There is also a 4-inch main along S 8th Street, but it is not indicated as providing service to the site, and is not depicted on the final development plan.*
- Available Capacity: 7,500 mcf per month with the assumption that this load equates to 15.6 mcf/hour maximum load
- Improvements: Since infrastructure is adjacent to the site, necessary improvements would be dependent upon capacity and pressure requirements. Generally, improvements would require installing 2-inch HDPE throughout the development to end user.
- Estimated Cost: \$160,000 is the minimum investment required, but updated estimates would be made once a project is identified. This does not include potential future revenue credits.
- Estimated Schedule: Improvements can be done within 60-120 days (30-60 days for design and 30-60 days for construction depending on scope).
- Other: The assumption is that the gas main would be installed in the right-of-way. Capacity is constrained and would require upgrades to support new loads above certain thresholds.

Contact:

Mason Adams
Senior Key Account Manager
Alliant Energy
masonadams@alliantenergy.com
(515) 268-3430

Support Documentation:

Natural Gas Map – Alliant Energy – September 5, 2025
Natural Gas Questionnaire – Alliant Energy – October 14, 2025

WATER

Provider: City of Clarinda/PeopleService

Service Details

- Existing Infrastructure: There is a 6-inch main along S 8th street (190 feet away), a 6-inch on Garfield (140 feet away), and a 10-inch near Schenck Road (1,000 feet away).
- Available Capacity: The 6-inch line has a total capacity of 0.288 MGD and 0.23 MGD of excess capacity.
- Improvements: No infrastructure upgrades are needed. Current infrastructure can accommodate the capacity in the development. Service lines would need to be extended to the end user and throughout the park.
- Estimated Cost: N/A
- Estimated Schedule: Water service to each property is expected to take less than six months. The City plans to extend lines into the park, and the work will begin soon.

Water Treatment

- Plant: Clarinda Water Treatment (0.75 miles away)
- Permitted Capacity: 2.4 million gallons per day
- Average Utilization: 0.850 million gallons per day
- Peak Utilization: 1.447 million gallons per day
- Excess Capacity: 0.953 million gallons per day (factoring in peak utilization)
- Notes: There are two pumps at the treatment plan, but they typically only operate one pump at a time. There are no planned upgrades.

Contact:
Colt Glidden
Water/Wastewater Lead Operator
PeopleService
glidden@peopleservice.com
(712) 242-5216

Support Documentation:
Water Questionnaire – City of Bondurant/Des Moines Water Works – August 29, 2025

WASTEWATER

Provider: City of Clarinda/PeopleService

Service Details

- Existing Infrastructure: There is a 12-inch line along Garfield, a 21-inch* adjacent to the east side of the northern portion of the park, and a 24-inch adjacent to the east side of the southern acreage. All lines are within 200 feet of the park. The lines are gravity lines.
- Total Capacity: The capacity information is as follows:
 - US 71 12-inch Clay = 0.71 MGD; *Note: This line is not detailed above.*
 - E Garfield Street 12-inch Clay= 2.24 MGD
 - E of Block 1 (northern portion) 21-inch PVC* = 4.19 MGD
 - SE Corner to Plant / east side of southern acreage = 24" PVC = 5.57 MGD
- Available Capacity:
 - US 71 12-inch Clay = 0.4 MGD; *Note: This line is not detailed above.*
 - E Garfield Street 12-inch Clay= 1.56 MGD
 - E of Block 1 (northern portion) 21-inch* PVC = 2.26 MGD
 - SE Corner to Plant / east side of southern acreage = 24" PVC = 5.36 MGD
- Improvements: None; the current infrastructure can accommodate the increase in capacity. Service lines would be needed, as well as water supply infrastructure.

- Estimated Cost: Costs would be minimal given that infrastructure is adjacent.
- Estimated Schedule: Service to end user can be done within 6 months; ~ 3 months for design, ~3 months for permitting, ~3 months for offsite ROW acquisition, and ~4 months for construction with many of the steps happening concurrently.
- Other: The utility questionnaire refers to an 18-inch line, but was later indicated to be a 21-inch line. These changes are denoted with an (*) asterisk above. The master development plan details the 21-inch line.

Wastewater Treatment

- Plant: City of Clarinda/PeopleService (0.4 miles)
- Total Permitted Capacity: 4.27 MGD (MWW) and 1.6 MGD (AWW)
- Allocated Capacity: 1.06 MGD
- Average Utilization: 0.72 million gallons per day
- Peak Utilization: 3.21 million gallons per day
- Excess Capacity: 0.54 million gallons per day; *Note: Excess capacity was determined by average wet weather capacity less allocated capacity.*

Contact:

Colt Glidden
Water/Wastewater Lead Operator
PeopleService
glidden@peopleservice.com
(712) 242-5216

Support Documentation:

Master Development Plan – March 25, 2026

Wastewater Questionnaire – PeopleService – August 29, 2025

TELECOMMUNICATIONS

Provider: Farmers Mutual Telephone Company

Service Details

- Existing Infrastructure: Underground fiber maps show a handhole on the southwest corner of Glenn Miller & S 8th Street. This is within 1,000 feet of the park.
- Services Available: Voice, video, gigabit internet and data
- Improvements: Infrastructure would need to be extended to the edge of the property across 8th Street, and then to individual property lots as determined by development.
- Estimated Cost: \$10,000
- Estimated Schedule: 90-120 days
- Other: City and State permits to construct underground fiber in right-of-way and under streets and highways will be necessary. The FMTC network has a 120-mile redundant loop in this area, which means that service can be provided from multiple directions.

Contact:

Kevin Cabbage
Chief Executive Officer
Farmers Mutual Telephone Company
kcabbage@fmtcnet.com
(712) 829-2111

Support Documentation:

Telecommunications Questionnaire – FMTC - April 29, 2025

09

Due Diligence



ENVIRONMENTAL

A Phase I Environmental Site Assessment (ESA) was conducted to ASTM E1527-21 standards. The investigation did not identify any recognized environmental conditions (RECs) associated with the subject property. RECs were identified immediately northwest of the subject property and to the north beyond East Garfield Street. Soil and groundwater testing was recommended by Snyder & Associates.

ERS, on behalf of Certified Testing Services, Inc., did three groundwater borings approximately 25 feet below ground surface; ground water was encountered approximately 10-12 feet below ground surface. The information presented sampling results versus maximum contaminant levels permitted by EPA or IDNR; several samples have analytes that exceed those levels. In an email dated March 10, 2026, David Strum of Snyder & Associates indicated that IDNR required a Phase II ESA.

A Phase II ESA was conducted by Allender Butzke Engineers Inc. The property was investigated with three testing borings, along with laboratory chemical analysis of soil and groundwater samples. All borings were drilled to a depth of 20 feet. The Phase II ESA indicated that there was no significant impact from RCRA metals, VOCs, or petroleum hydrocarbons on soil or groundwater at the subject property. Results of this assessment do not indicate the need for additional soil or groundwater testing.

Support Documentation:

Phase II ESA – Allender Butzke Engineers Inc. – April 21, 2026

Email (David Strum) – Snyder & Associates – March 10, 2026

Groundwater Sampling Letter – Certified Testing Services, Inc. – November 7, 2025

Phase I Environmental Site Assessment – Snyder & Associates – August 22, 2025

WETLANDS

A Wetland Delineation was completed and upon initial evaluation, the U.S. Department of the Army indicated that the project does not appear to require a Department of the Army (DA) permit pursuant to Section 404 of the Clean Water Act.

Support Documentation:

Jurisdictional Determination – US Army Corps of Engineers – File Dated November 24, 2025

Wetland Delineation – Snyder & Associates – August 29, 2025

SPECIES

U.S. Fish and Wildlife Official Species List

- Threatened and Endangered Species
 - Western Regal Fritillary (Insect) – Proposed Threatened
 - Monarch Butterfly (Insect) – Proposed Threatened
- Critical Habitats
 - No critical habitats at this location.

No suitable habitat was identified for either species during the field investigation.

Support Documentation:

Rare, Threatened, and Endangered Species Technical Memorandum – Snyder & Associates – August 29, 2025

CULTURAL RESOURCES

A Phase I Cultural Resources Investigation Archeological Investigation was completed by Snyder & Associates. The investigation led to the identification of one new archaeological site, 13PA129; it is a historic era concrete foundation/pad depicted on aerials from the mid twentieth century. The site does not meet the minimum requirements to be considered eligible for inclusion to the National Register of Historic Places. No artifacts were found.

The architectural investigation stated that two previously-recorded resources are within the buffer area – 73-00135 and 73-00136 and three additional resources are recommended for further research regarding their potential eligibility for listing in the National Register of Historic Places. The report also indicated that no additional archaeological work is recommended for the project area.

SHPO indicated that the work conducted by Snyder & Associates could be used to support a federal agency's determination of effect should Section 106 undertaking be defined. The report is consistent with both the best practices advocated by the Association of Iowa Archaeologists and with best practices for survey related to architectural history.

Support Documentation:

Email from the Iowa State Historic Preservation Office (Sara Andre) – November 25, 2025

Phase I Cultural Resources Investigation – Snyder & Associates – September 22, 2025

GEOTECHNICAL

A geotechnical investigation detailed eight test borings drilled to depths ranging from 25 feet to 43.5 feet below existing grades. However, soil profiles were provided for six borings. Boring B3 had auger refusal at a depth of 43.5 feet even though it was planned for 100 feet. Borings B1, B7, and B8 were to obtain water samples for environmental testing and soil samples were not obtained for the latter two borings. Certified Testing Solutions, Inc. recommends using Seismic Site Class E for the property. They also identified three primary considerations: expansive clay soils, settlement risks from compressible loess and alluvium, and wet subgrade during construction. Refer to the Geotechnical Site Certification report for additional details.

An addendum to the original report was provided, and this report indicated that it is possible to treat unstable material in the foundation areas with geogrid. Fly ash and cement treatment of the expansive site materials could also be used in the pavement areas to reduce the expansion potential of the expansive site material. As indicated above, petroleum and metals testing were performed on the water samples from Borings B1, B7, and B8. Based on the findings, Certified Testing Services, Inc. recommended that IDNR be contacted to determine and oversee any actions that might be required due to these levels. IDNR was contacted regarding the findings and recommended an additional Phase II ESA report. The details of this report are reported earlier in this section under the *Environmental* subsection.

performed on the water samples from Borings B1, B7, and B8. Based on the findings, Certified Testing Services, Inc. recommended that IDNR be contacted to determine and oversee any actions that might be required due to these levels. IDNR was contacted regarding the findings and recommended an additional Phase II ESA report. The details of this report are reported earlier in this section under the *Environmental* subsection.



Support Documentation:
Groundwater Sampling Letter – Certified Testing Services, Inc. – November 7, 2025
Addendum for Geotechnical Site Certification – Certified Testing Services, Inc. – November 4, 2025
Geotechnical Site Certification – Certified Testing Services, Inc. – October 29, 2025

10

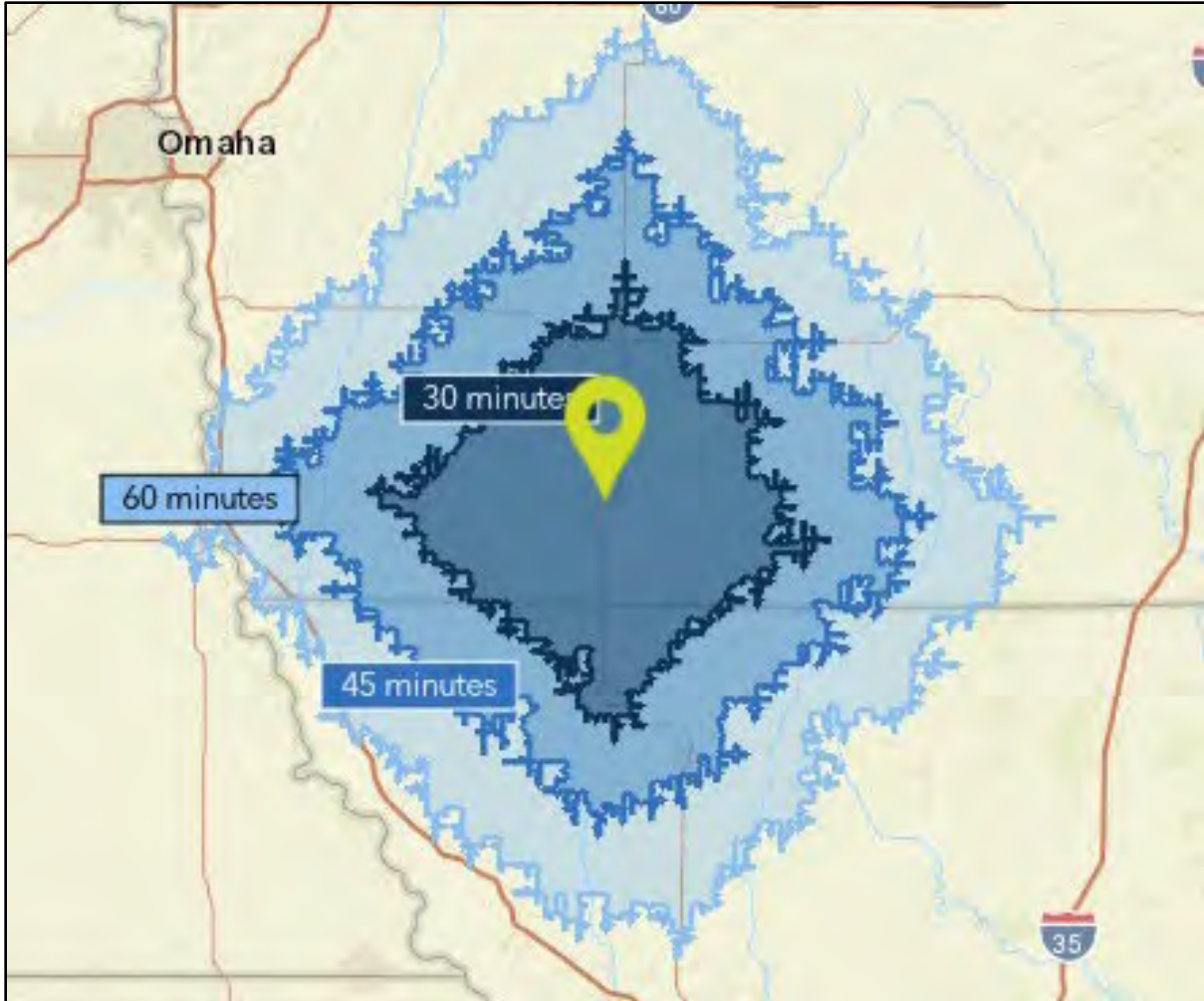
Master Plan



11

Workforce





	30-Minute Drive Time	45-Minute Drive Time	60-Minute Drive Time
Total Population	22,510	55,108	91,725
Labor Force	10,695	27,509	44,817
Manufacturing Employment	2,117	4,349	6,277
Percentage Employed in Manufacturing	19.79%	15.81%	14.01%
Median Age	44.1	41	42.3
Bachelor's Degree Attainment	18.69%	22.22%	22.68%
Average Hourly Wage	\$23.95	\$24.47	\$24.69
Average Manufacturing Wage	\$32.15	\$31.33	\$30.49

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

12

Summary + Recommendations



Strengths:

- The park has approximately 57 developable acres.
- The park is publicly owned and controlled by the City of Clarinda.
- Many of the utilities are adjacent to the property or in close proximity.
- The City has plans to extend some utility and road infrastructure into the interior of the property ahead of any projects.
- The property is planned to have multiple access points from nearby streets, including immediate access to Highway 71.
- The configuration of the lots allows for multiple lots to be combined for larger parcels, giving a lot of flexibility for prospects.

Challenges:

- While the minimum natural gas capacity can be met, higher loads on the system would require improvements. If end users requiring large amounts of natural gas inquire and land within the park, these upgrades will likely become a priority.
- There is a flood zone on the southern acreage.
- The geotechnical investigation identified three primary concerns/considerations for site development. This will be an added consideration for a project.
- The cultural resources survey identified three features within the quarter-mile buffer that were recommended for further research. While SHPO provided a consultation letter, this is another consideration for further development.

Recommendations:

- Numerous attachments related to the geotechnical investigation and groundwater sampling were provided. In order to convey this information easily, we recommend making a one-page summary of the work done to identify and investigate the findings.
- As companies locate within the park, ensure that all information is updated to reflect new infrastructure that is completed as well as utility capacity information.
- 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.
- Consider some of the geotechnical and cultural resources findings to see how to further reduce future work on sites, where applicable.



10 Falcon Crest Drive
Greenville, SC 29607
864.671.1001

www.questsitesolutions.com

