



**Iowa's Crossroads of Global Innovation**  
Fort Dodge, Webster County, IA

*Certification Report*  
*June 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](mailto: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](mailto:amy.thompson@iowaeda.com), (515) 348-6250



**02**

# Certification Letter



June 16, 2026

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



Dear Mrs. Thompson:

Iowa’s Crossroads of Global Innovation, located in Webster 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 Greater Fort Dodge Growth Alliance and our evaluation of the property, we are certifying **Iowa’s Crossroads of Global Innovation** 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 Iowa’s Crossroads of Global Innovation as meeting the following criteria:

- The park must be a minimum of 500 total acres, with at least one site 50+ 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 10 MW electric service within 18 months (2.5 MW in 9 months; 10 MW in 18 months total).
- The park must be served or be able to be served by natural gas infrastructure that can provide a minimum of 25,000 mcf per month within 18 months (7,500 mcf per month; 25,000 mcf per month in 18 months total).
- 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 600,000 gallons per day within 18 months (150,000 gpd in 9 months; 600,000 in 18 months total).
- 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 400,000 gallons per day within 18 months (100,000 gpd in 9 months; 400,000 gpd in 18 months total).
- 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 **June 16, 2029**. Upon certification expiration, the property will need to submit for recertification or provide updated control documentation.

We congratulate the team at Greater Fort Dodge Growth Alliance 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)

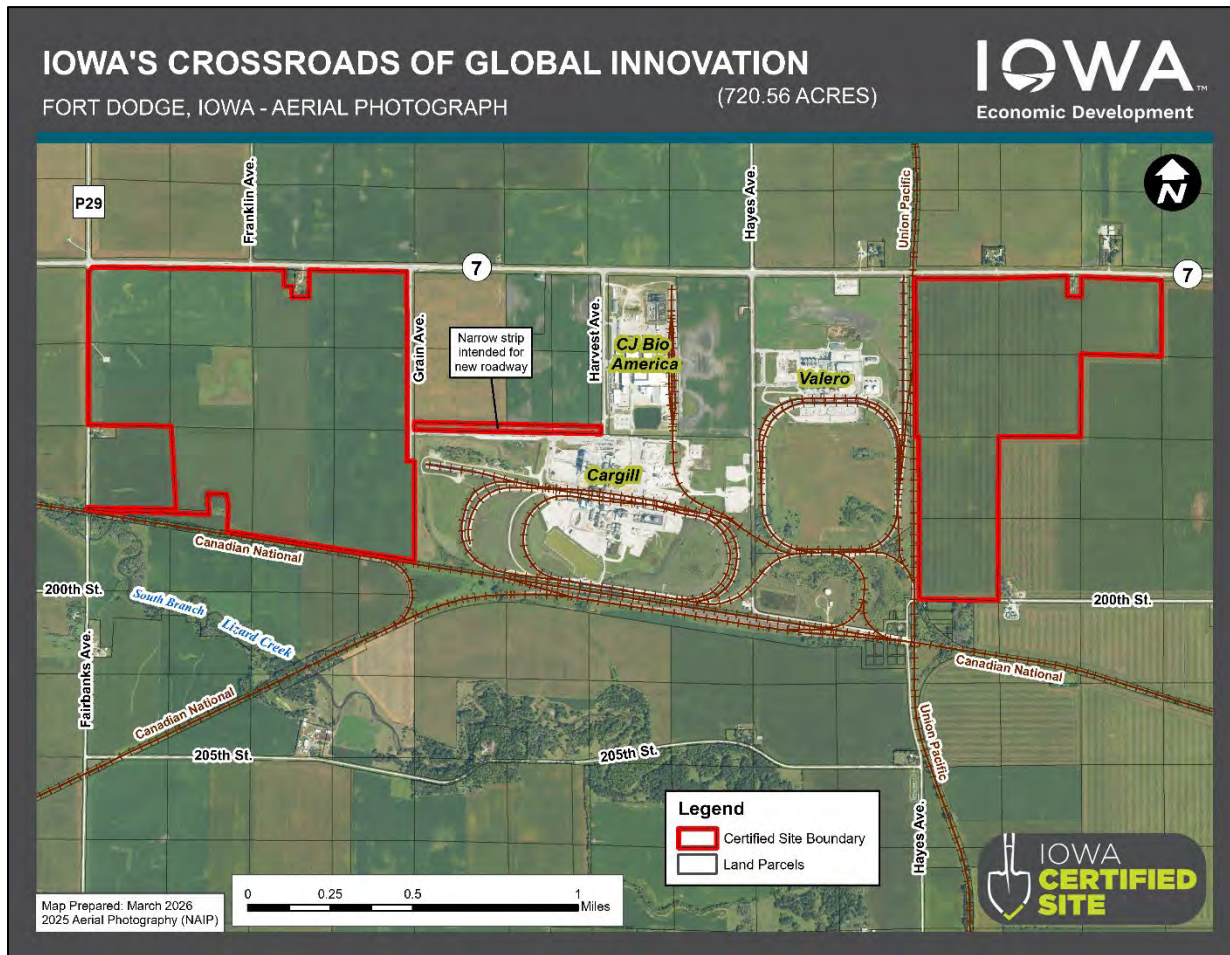
42.511841°, -94.334714°

## CONTACT INFORMATION

Astra Ferris  
Chief Executive Officer  
Greater Fort Dodge Growth Alliance  
astra@greaterfortdodge.com  
(515) 227-7122 office  
(515) 570-6169 mobile

## SIZE/ACREAGE

720.56 total acres  
266 developable acres (east side)  
436 developable acres (west side)

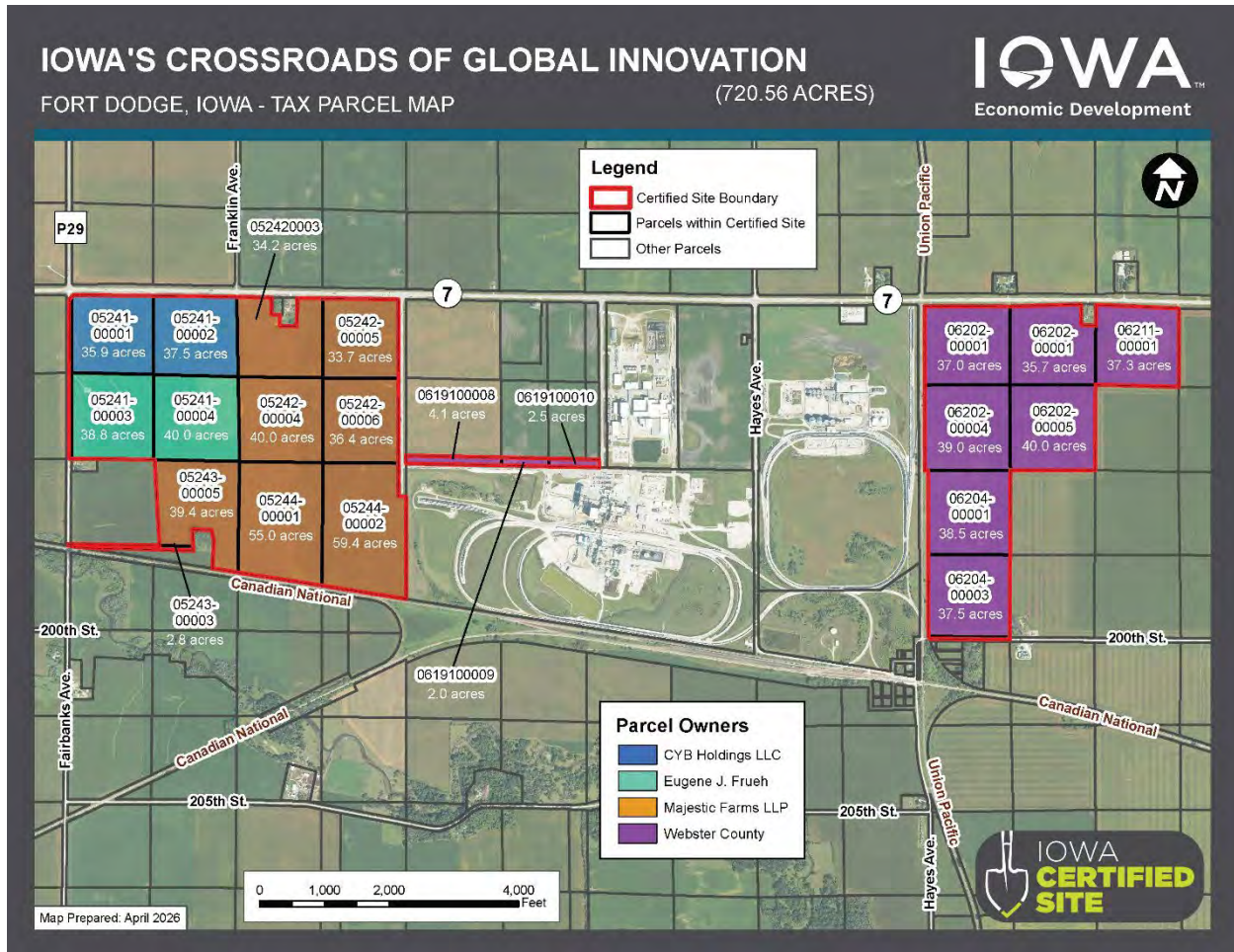


**04**

# Ownership + Availability



## OWNERSHIP + PRICE



The property is owned by four different owners across multiple parcels, and is detailed in the table below.

*Note: A Special Warranty Deed, dated October 21, 1985, filed November 7, 1985, at Book 188, Page 85 shows the Grantor retaining a 1/2 interest in all oil, gas, and mineral interests including geothermal resources for Area 2 of the survey.*

Owner	Acres*	Tax Parcels
CYB Holdings LLC	35.89	0524100001
	37.49	0524100002
Eugene J. Frueh	38.79	0524100003
	40.00	0524100004
Majestic Farms LLP	34.24	0524200003
	40.00	0524200004
	33.72	0524200005
	36.41	0524200006
	2.77	0524300003
	39.38	0524300005

	55.00	0524400001
	59.39	0524400002
Webster County	4.05	0619100008
	2.00	0619100009
	2.48	0619100010
	36.96	0620200001
	35.70	0620200002
	39.00	0620200004
	40.00	0620200005
	37.34	0621100001
	38.50	0620400001
	37.50	0620400003

**TOTAL: 726.61**

*\*Based on Webster County Assessor information. Survey acreage differs slightly.*

The property is strongly a lease-preferred site, but outright sale will be considered by Webster County on a case-by-case basis based on the project. To determine lease pricing, the Webster County commercial land lease uses a 25-year term, with the ability to renew for five additional ten-year periods for a total of 75 years. The land is subdividable and can be sold or leased back to final end users in custom sizes/layouts suitable for end users.

The rental rate for each lease agreement is primarily derived by the purchase price the County pays to initially acquire said property. The property’s purchase price will be calculated based on the average corn suitability rating (CSR2) of the property, multiplied by the average price per CSR2 point of all farm real estate with an average CSR2 of 80.0 or above sold in Webster County during the six-month period preceding the date the County exercises its Option (i.e., the Effective Date), multiplied by 2.5. The annual rent price for each lease would then be determined by a simple 20-year mortgage calculation, using current interest rates at the time the agreement is executed. These conditions will be valid for the duration of site certification through the IEDA Certified Site Program.

- Support Documentation:*
- Title Opinion – Zachary Chizek – February 6, 2026*
  - Letter of Intent to Lease Property – Webster County Board of Supervisors – submitted January 5, 2026*
  - Letter from Controlling Entity Stating Price and Conditions of Lease – Webster County Board of Supervisors – October 31, 2025*
  - Letter from Controlling Entity Stating Price and Conditions of Lease – Webster County Board of Supervisors – August 12, 2025*

**OPTIONS**

Webster County has an option and right of first refusal in place with Majestic Farms LLP through September 24, 2035 for parcels 0524200003, 0524200004, 0524200005, 0524200006, 0524300003, 0524300005, 0524400001, and 0524400002. The agreement permits the landowner to consider all offers to purchase the property, and grants Webster County the right of first refusal prior to sale. Upon notification of an offer for the property, the County will have 14 days to exercise its right of first refusal before the transaction may be closed.

- If the landowner receives an offer where the use of the property will continue to be farm ground and the option and right of first refusal are not exercised, the agreement will continue to apply to the property until the expiration of the option.

- If the landowner receives an offer for development and the option and right of first refusal are not exercised, the County must sign a termination and waiver of right of first refusal to formally terminate the option agreement.

In a letter from the Webster County Board of Supervisors, the County stated its intention to allow for sale of the property specifically for farming purposes and their commitment to exercising the County's right of first refusal if an offer was made where the intended use would be for development of any kind. If the property is sold to be used for purposes of farming, the Option and Right of First Refusal shall continue to apply to the Property until the expiration of the term. The term of the Option to Purchase and Right of First Refusal shall be ten years, commencing on September 24, 2025.

Webster County also has option agreements with CYB Holdings LLC for parcels 052410001 and 052410002 and Eugene J. Frueh for parcels 052410003 and 052410004. The agreements grant the County the exclusive right to purchase the property through September 24, 2030. All three agreements state that the County will compensate the landowners for damaged crops in the event that they are impacted by the County's activities. The agreements also authorize Webster County to market and sell the property for industrial use and affirms each landowner's cooperation in these efforts.

*Support Documentation:*

*Addendum Letter – Land Use and Acquisition Commitment – Webster County Board of Supervisors – December 23, 2025*

*Option to Purchase and Right of First Refusal – Majestic Farms LLP and Webster County, Iowa – September 24, 2025*

*Option to Purchase Farmland Real Estate – Eugene J. Frueh and Webster County, Iowa – September 24, 2025*

*Option to Purchase Farmland Real Estate – CYB Holdings LLC and Webster County, Iowa – September 24, 2025*

## TITLE

For parcels 0524200003, 0524200004, 0524200005, and 0524200006 (shown as Area 5(A) in the survey), title to the property is vested in Majestic Farms. The following easements and resolutions were identified within the title opinion:

- Public highway easement (Book 40, Page 233),
- Easement in favor of Fort Dodge Gas and Electric Company (Book 86, Page 429),
- Resolution adopting Webster County Ag-Industrial Center Urban Renewal Area (Document No. 2007-2985), and
- Numerous resolutions adopting resolutions to the Webster County Regional Urban Renewal Plan

For parcels 0524300003, 0524300005, 0524400001, and 0524400002 (shown as Area 5(B) in the survey), title to the property is vested in Majestic Farms. The following easements and resolutions were identified within the title opinion:

- Resolution adopting Webster County Ag-Industrial Center Urban Renewal Area (Document No. 2007-2985),
- Numerous resolutions adopting amendments to the Webster County Regional Urban Renewal Plan, and
- Statement and Notice stating that certain real estate in the county may be subject to soil conservation practice refund.

For parcels 0524100001 and 0524100002 (shown as Area 1 in the survey), title to the property is vested in CYB Holdings, LLC. The following easements and resolutions were identified within the title opinion:

- Public highway easement (Book 40, Page 166),
- Public highway easement (Book 123, Page 90),
- Numerous items for adopting resolutions to the Webster County Regional Urban Renewal Plan, and
- Statement and Notice stating that certain real estate in the county may be subject to soil conservation practice refund.

For parcels 0524100003 and 0524100004 (shown as Area 2 in the survey), title to the property is vested in Eugene J. Frueh. The following easements and resolutions were identified within the title opinion:

- Public highway easement (Book 123, Page 187),
- Resolution adopting Webster County Ag-Industrial Center Urban Renewal Area (Document No. 2007-2985),
- Memorandum of Tower and Ground Space License Agreement (Instrument No. 2022-04324),
- Cell tower easement (Document No. 2023-02421); there is a 2009 Affidavit that existed prior to this easement that is mentioned under the 'Leases' subsection,
- Numerous resolutions adopting amendments to the Webster County Regional Urban Renewal Plan, and
- Statement and Notice stating that certain real estate in the county may be subject to soil conservation practice refund.

For parcels 0629200009 and 0629200010 (shown as Area 7(B) in the survey), title to the property is vested in Webster County, Iowa. The following easements and resolutions were identified within the title opinion:

- Easement between Michael McMahon and Frank Durschmidt (Book 49, Page 252),
- Right-of-way in favor of Fort Dodge Gas and Electric Company (Book 36, Page 117),
- Resolution adopting Webster County Ag-Industrial Center Urban Renewal Area (Document No. 2007-2985),
- Numerous resolutions adopting amendments to the Webster County Regional Urban Renewal Plan,
- Water and sewer main easement (Document No. 2012-07365),
- Permanent drain tile easement (Document No. 2013-05330), and
- Statement and Notice stating that certain real estate in the county may be subject to soil conservation practice refund.
- *Note: Public highway easement (Document No. 2007-3443), public highway easement (Document No. 2007-3444), and public highway easement (Document No. 2007-3561) are not in the title opinion but are shown in the survey for this area because they are adjacent to the property.*

For parcels 0620200001, 0620200002, 0620200004, 0620200005, 0621100001, and 0620400001 (shown as Area 8 in the survey), title to the property is vested in Webster County, Iowa. The following easements and resolutions were identified within the title opinion:

- Farm lease with Brian Allen (Instrument No. 2024-00293),
- Public highway easements (Book 40, Page 154; Book 40, Page 196; Book 40, Page 197),
- Electric transmission line easement (Book 101, Page 26),

- Option for electric line easement (Instrument No. 2006-0499; exercised by notice filed in Instrument No. 2006-07963),
- Option for electric line easement (Instrument No. 2006-0498; exercised by notice filed as Instrument No. 2006-07962),
- Permanent utility easement (Instrument No. 2007-03421),
- Option for electric line easement (Instrument No. 2007-05862; exercised by notice filed in Instrument No. 2007-06241), and
- Resolutions adopting the Webster County Regional Urban Renewal Plan, and Statement and Notice stating that certain real estate in the county may be subject to soil conservation practice refund.

All title work and surveys should be reviewed for a full list of findings, easements, and impediments that may impact the property.

*Support Documentation:*

*Real Estate Title Opinions – Grovers & Chizek Law Office – February 10, 2026*  
*Real Estate Title Opinions – Grovers & Chizek Law Office – February 10, 2026*  
*Real Estate Title Opinions – Grovers & Chizek Law Office – February 10, 2026*  
*Real Estate Title Opinions – Grovers & Chizek Law Office – February 6, 2026*  
*Real Estate Title Opinions – Grovers & Chizek Law Office – February 6, 2026*  
*Real Estate Title Opinions – Grovers & Chizek Law Office – February 6, 2026*  
*Real Estate Title Opinions – Grovers & Chizek Law Office – February 6, 2026*

## LEASES

There is an Affidavit that references a lease that grants USCOC of Greater Iowa, LLC an option to lease the property. If the option is exercised, the Lease provides that the initial lease term shall be for a period of five years and that the tenant shall have the right to renew the lease term for five additional periods of five years. USCOC of Greater Iowa, LLC exercised its option under the lease and that the initial lease term commenced on January 15, 2010. The lease was on the land described as within the South ½ of the NW ¼ of Section 24, Township 89 North, Range Thirty (30) West of the 5<sup>th</sup> P.M. The lease includes a 10' utility easement and a 30' access/utility easement. *Note: There is now a cell tower easement (Document No. 2023-02421) that covers the area mentioned above and is detailed below.*

For the same property, there is a Memorandum of Tower and Ground Space License Agreement. The agreement, dated August 23, 2022, is between USCOC of Greater Iowa, LLC and Cellco Partnership d/b/a Verizon Wireless. The license is for the purpose of installing, operating, and maintaining certain wireless communications equipment. The initial term of the Agreement is for five years, with four successive five-year options to renew.

There is also a farm lease made between Webster County, Iowa and Brian Allen to farm approximately 265 acres of the property. The term of the lease is for a period of two years beginning March 1, 2025. The owner reserves the right to terminate the lease during the contract period by thirty days' written notice, including provisions for compensation in the event of early termination.

*Support Documentation:*

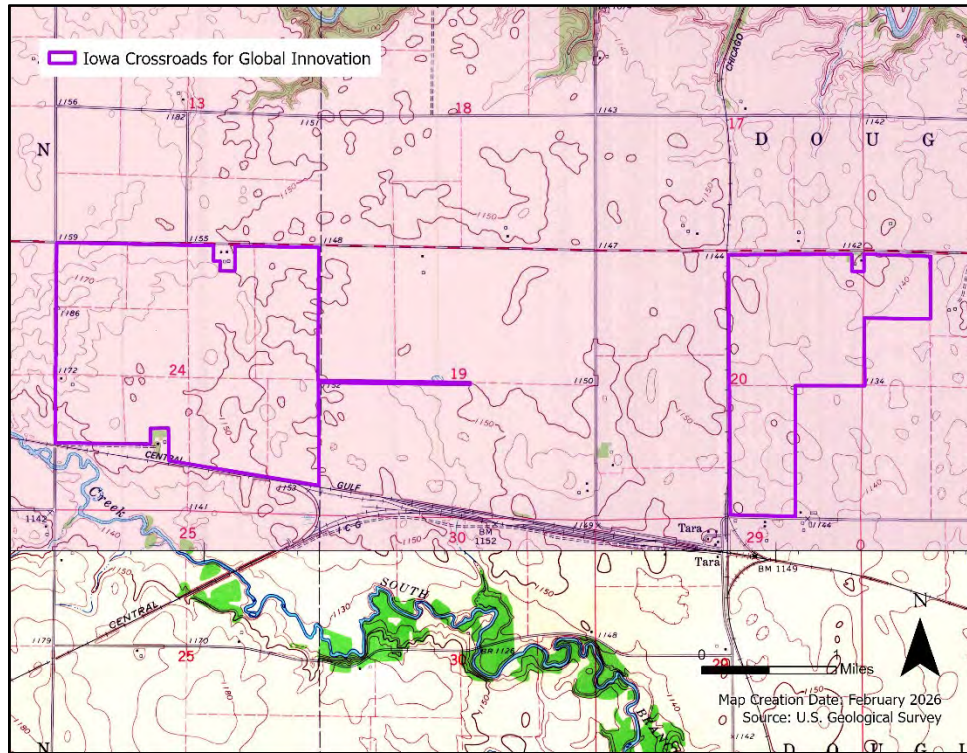
*Farm Lease – Webster County and Brian Allen – December 4, 2024*  
*Memorandum of Tower and Ground Space License Agreement – August 4, 2022*  
*Affidavit – USCOC of Greater Iowa, LLC Lease – September 28, 2010*

**05**

# Site Characteristics

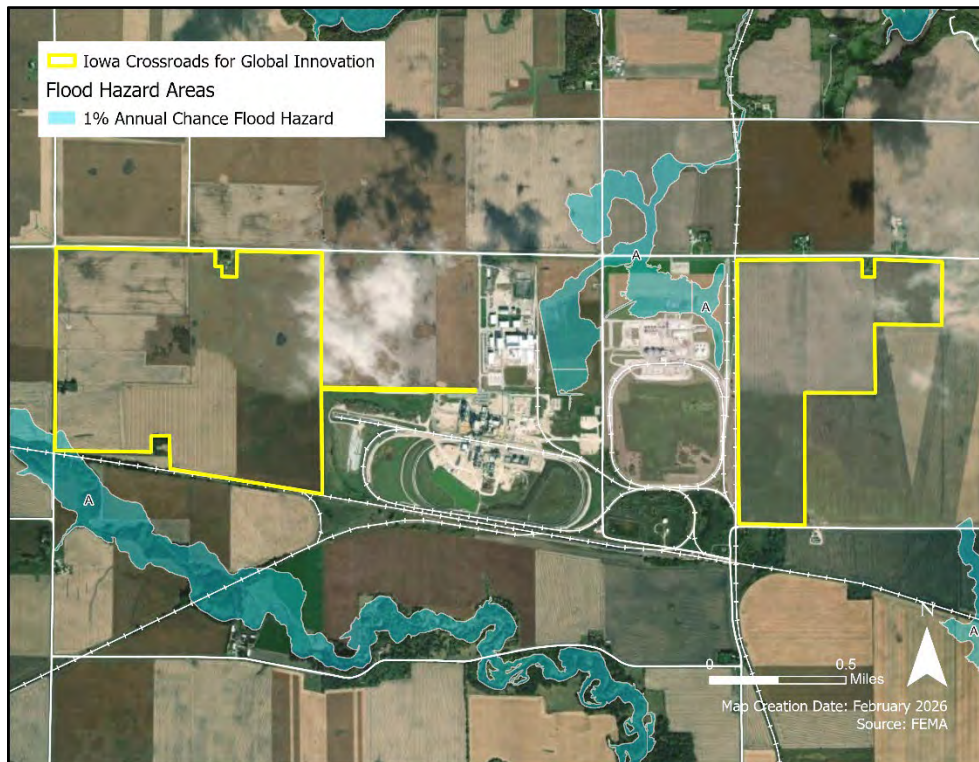


## USGS



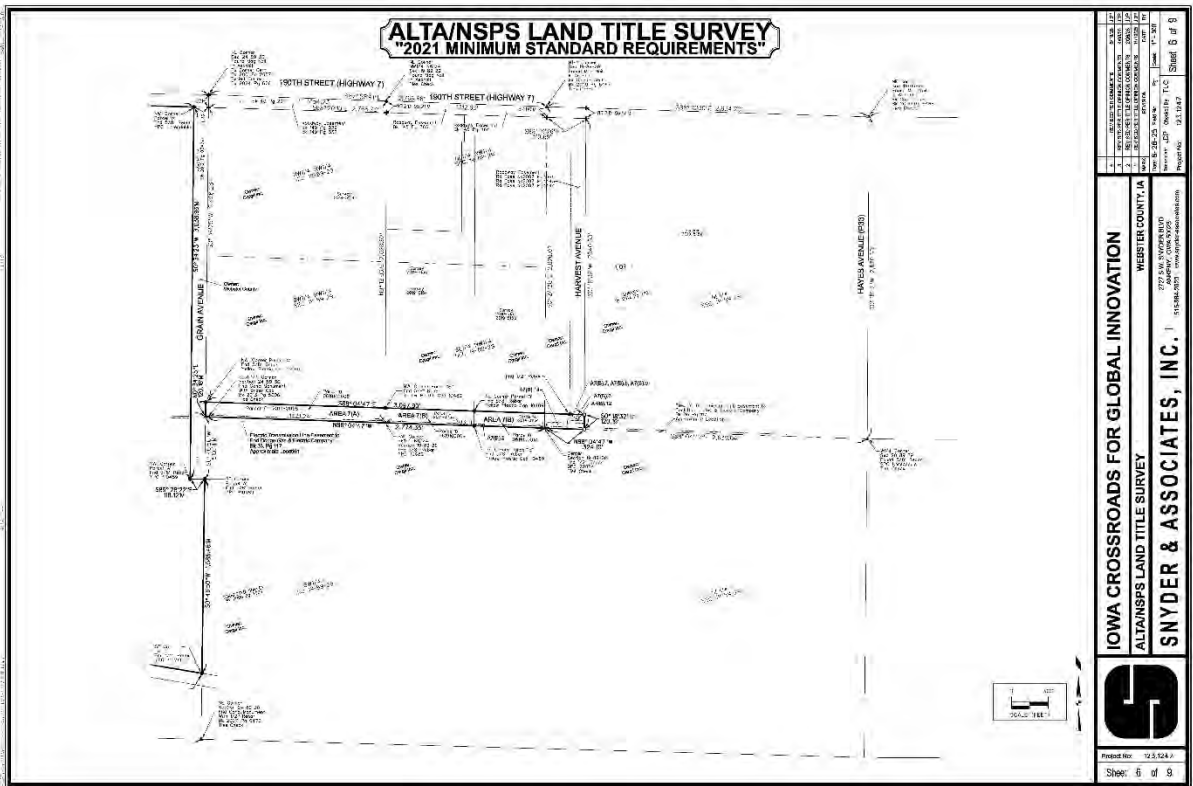
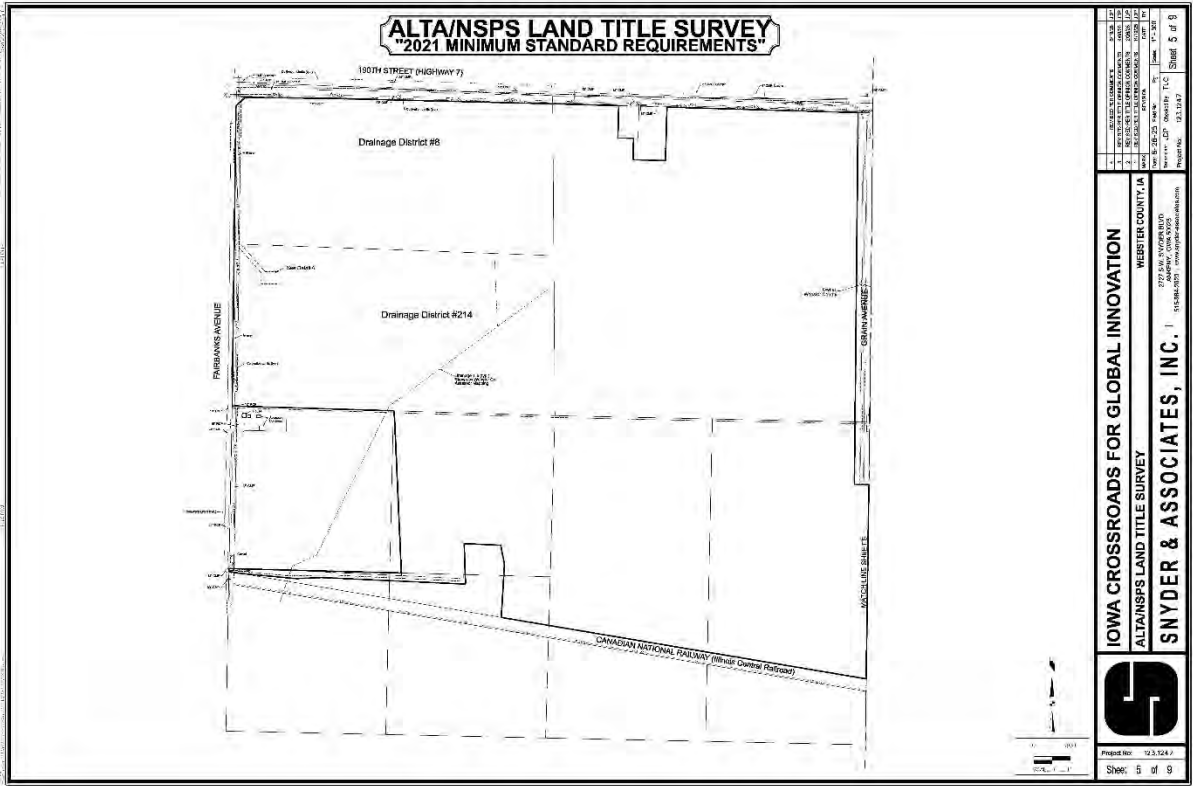
## FEMA

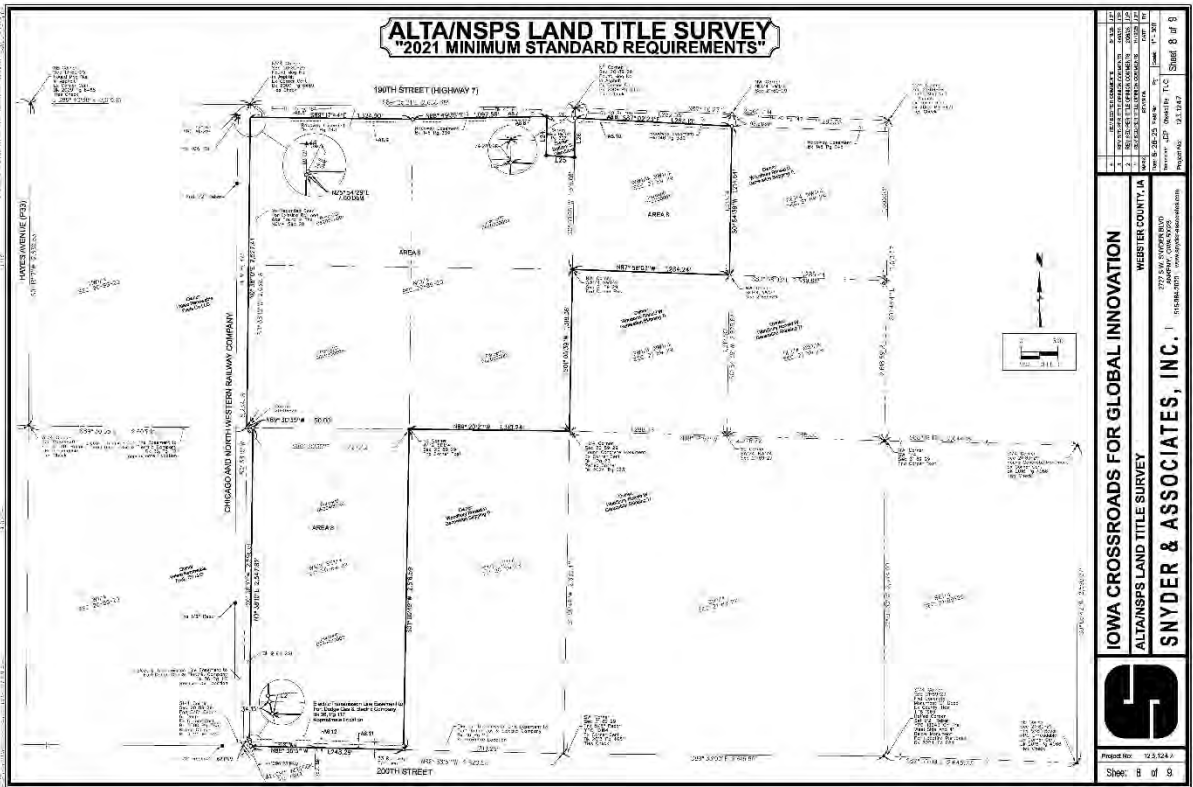
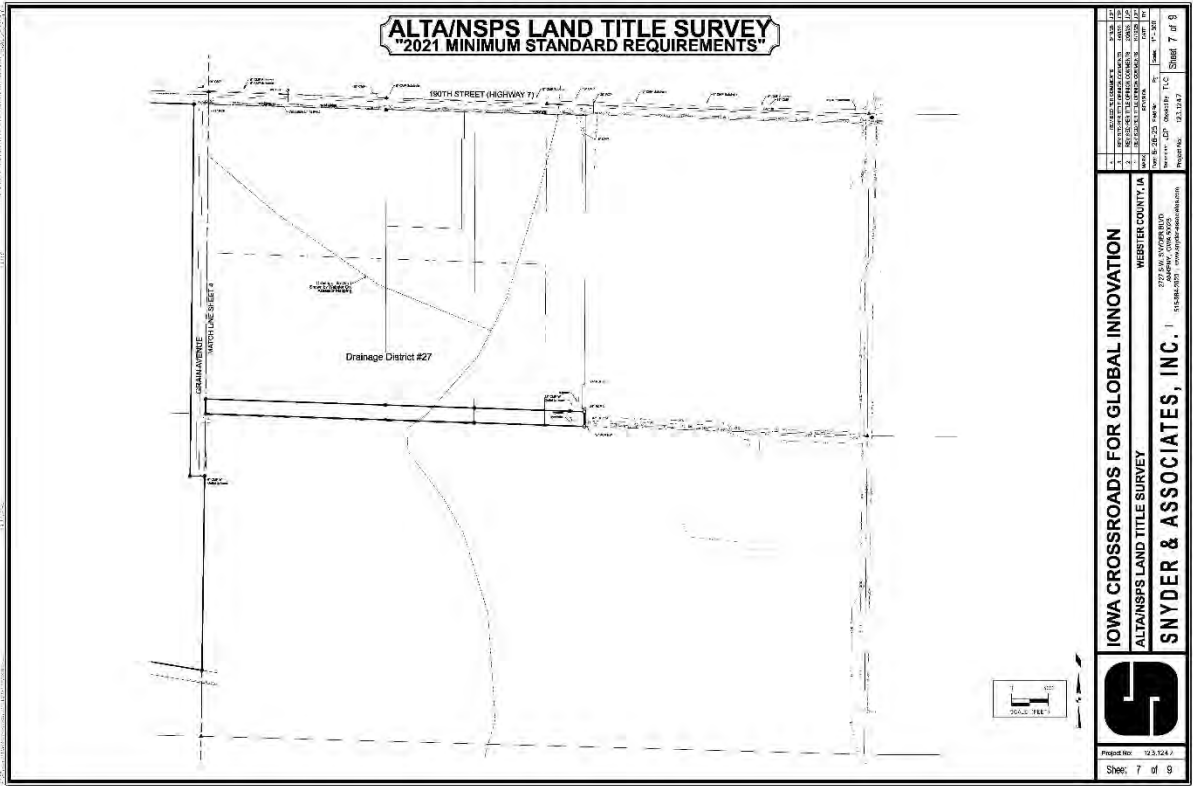
100-year floodplains located on the southwest corner of the property; Maps # 19187C0165C and 19187C0175C, both effective 12/4/2012

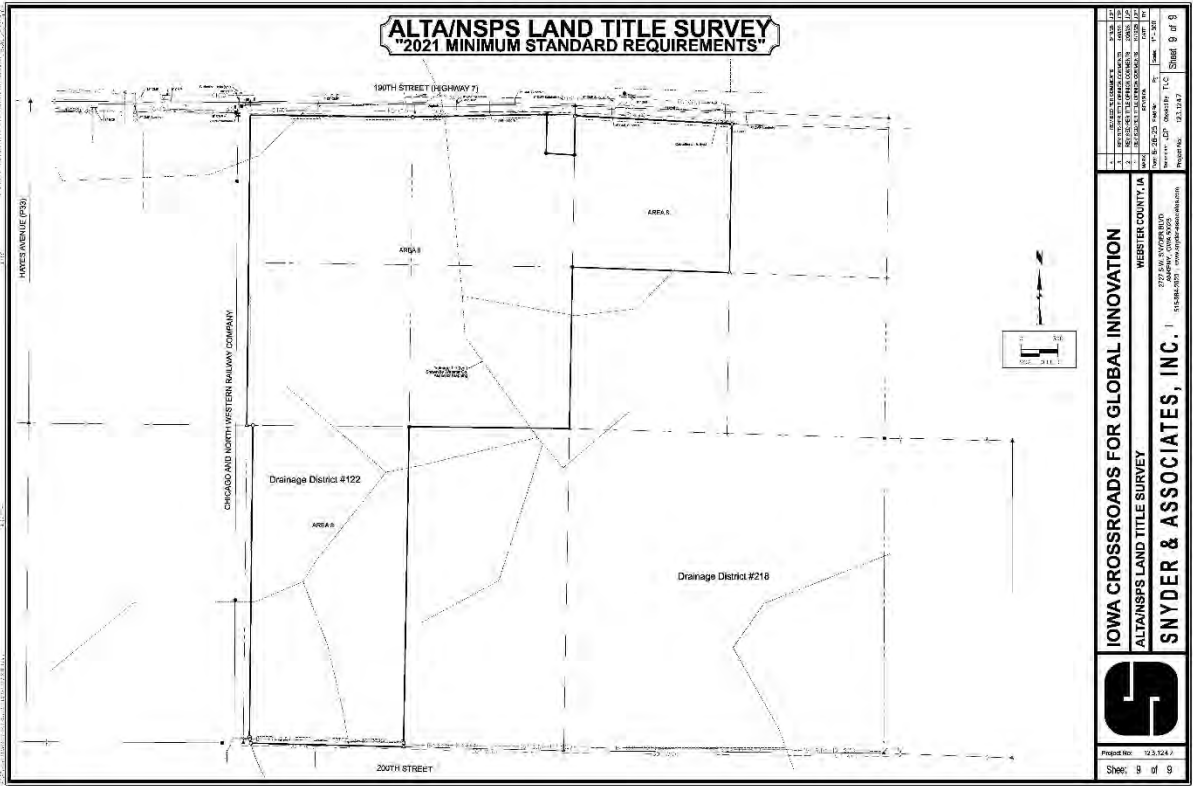












Support Documentation:  
ALTA/NSPS Land Title Surveys – Snyder & Associates – August 28, 2025

**06**

# Zoning



## CURRENT ZONING

The park has two different zoning classifications. The east area is zoned Agricultural Conservation District (A-1), and the west area is zoned Agricultural Industrial District (A-I). *Note: AG/I is also used to describe this zoning classification.*

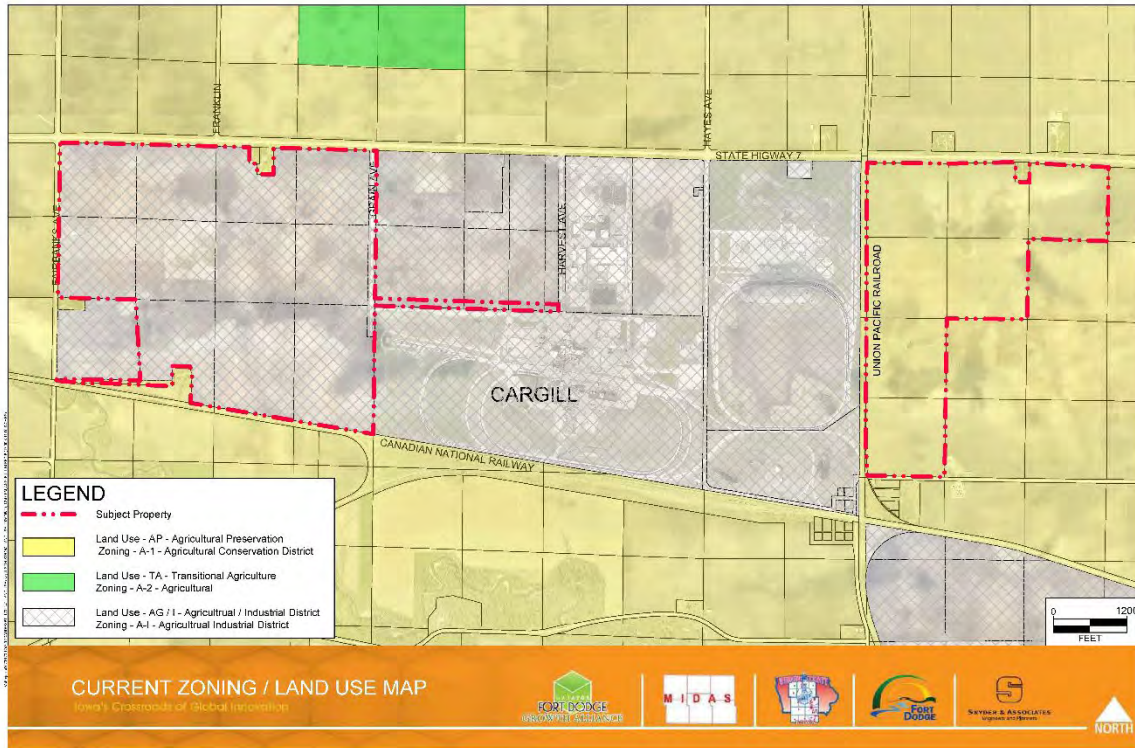
A zoning change for the property on the east will be required for industrial use. The Webster County Board of Supervisors fully supports the Site Certification efforts and strongly supports industrial uses in this area and would be able/willing to rezone the district to A-I Agricultural Industrial or simply I-Industrial. This process can be completed within 60 days.

The Murphy Trust Acreage (located east of the Union Pacific Mainline) is within the Barnum Corridor Overlay Zone. This zone is described as the geographic area within the Corridor Overlay District where land use regulations are enforced. This area of land is designated by Webster County to provide commercial and light industrial development opportunities in specified nodes along major transportation arterials throughout the county. There are additional overlay requirements. The corridor is depicted below.



The parcels west of Grain Avenue are currently zoned AG/I (Agricultural Industrial District) and a zoning change may be required for industrial use depending on the industry that locates here.

This zoning ordinance indicates land with the designation is intended for manufacturing and industry derived solely by ag-based products/components and ag-related machinery and not general manufacturing or commercial service uses. The County has stated that there is plenty of justification to warrant a rezoning for commercial or general industrial uses. This process can be completed within 60 days. The area's Land Use Map would undergo its own approval and adjustment, concurrently, so as not to add time to the overall process.



The I-1 Industrial District: This zoning district is intended to provide for heavy commercial and industrial land uses that are limited in the intensity. These uses will have a tendency to be low water users and will typically emit minimal amounts of smoke, steam or odors. These uses may or may not require access to railroad sidetracks.

The AG/I Agricultural/Industrial District: The zoning district is intended for the application to large planned industrial areas designed for multiple users. The AG/I District permits light and heavy industrial uses related to the processing of agricultural products and co-products, industries manufacturing products used in agriculture or agricultural processing, and non-commercial support industries. The AG/I District is not intended for general manufacturing or commercial service uses.

- Support Documentation:*
- Webster County Zoning Ordinance – Section 4.10 and 4.11 – As of May 7, 2026*
  - Webster County Board of Supervisors Letter of Support – Jeff Johnson – Undated*
  - Transportation Overlay District – Webster County Comprehensive Plan – Undated*
  - Barnum Overlay Zone Description and Map – Undated*

**07**

# Transportation



## ROADS



There are two roads providing access to the property: Iowa Highway 7 along the northern border and Fairbanks Avenue along the western border. While the property is not controlled with a traffic signal, there are turn lanes for traffic coming into the park and stop signs controlling traffic leaving the park. There are also roadways within the interior of the park that include Grain Avenue, Harvest Avenue, and Hayes Avenue.

The nearest four-lane highway is US Highway 20, which is 6 miles from the property to the south. US I-35 is the nearest north/south interstate, and this route can be accessed by leaving the park and heading eastbound on Iowa Highway 7. After 4.5 miles, turn right and travel southbound on US Highway 169, then continue through the next three stop lights. In 6 miles, turn left and use the on-ramp to merge onto eastbound US Highway 20. Continue east for approximately 38 miles to reach the interchange where four-lane US Highway 20 connects with four-lane Interstate 35. The nearest east/west interstate is I-80, which is 80 miles from the property.

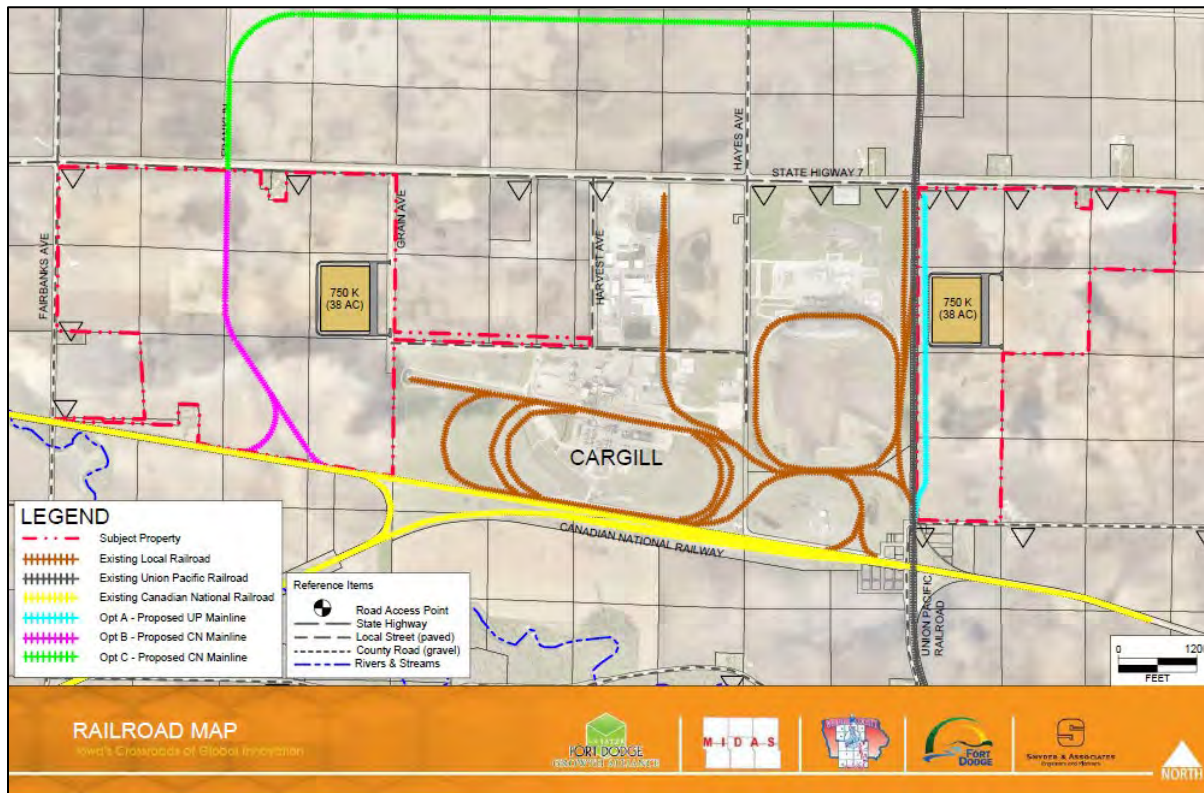
As the park develops, new access roads or driveways may need to be constructed. Any facility that is located along Fairbanks Avenue may require that the road be paved as it is currently a county gravel roadway. All other park roadways are built to US DOT standards.

*Support Documentation:*  
 Questionnaire – Greater Fort Dodge Growth Alliance – last revised August 22, 2025

## COMMERCIAL SERVICE AIRPORT

- Fort Dodge Regional Airport (FOD) – 10 miles
- Des Moines International Airport (DSM) – 109 miles

## RAIL



Providers: Canadian National and Union Pacific

### Service Details – Union Pacific

- Existing Infrastructure: Class 1 mainline rail runs north/south along the western boundary of the eastern part of the property.
- Available Capacity: The adjacent rail line has an annual gross tonnage of 2 – 4.9 million tons per mile. As you head east and south, away from the property, the line experiences an increase in traffic to roughly 5 – 19.9 million tons per mile (AGT), which might suggest that raw UP materials in the Industrial Park are primarily coming from the south and east, or finished products are primarily leaving the Park and heading south and east. Cargill and Valero currently utilize the nearby rail infrastructure and have on-site rail loops.
- Improvements: To provide rail service to the property, turnouts and lead tracks must be completed on the property.
  - Option A (shown as blue track in the visual above): Bring ~5,000 feet of track off, but parallel to, the existing UP mainline. A network of “local” spurs could be developed from there depending on the incoming industry.
- Estimated Cost:
  - Option A: \$2.1 million total
    - \$270 per track foot, for roughly 5,000 feet
    - Connection into the existing UP mainline
    - \$47,250 per switch (need at least one)
    - Other costs (engineering, legal, admin, etc.)
- Estimated Schedule: Within 18-24 months (6-9 months for design, 3-6 months for permitting, and 6-12 months for construction). Design and permitting can partially overlap timeframes.

Contact:

Darren Wisniski

Network Economic & Industrial Development Director, Northern Region

Union Pacific Railroad

djwisnis@up.com

(402) 672-1983 (c); (402) 544-5561 (o)

*Support Documentation:*

*Rail Questionnaire – McClure Engineering – July 15, 2025*

Service Details – Canadian National

- Existing Infrastructure: Class 1 mainline rail runs east/west along the property's southern boundary.
- Available Capacity: The adjacent rail line has an annual gross tonnage of 2 – 4.9 million tons per mile on its north fork, and 0.01 – 1.9 million tons per mile on its south fork. As you head east and south, away from the property, the line experiences an increase in traffic to roughly 5 – 19.9 million tons per mile (AGT), which might suggest that raw materials in the Industrial Park are primarily coming from the south and east, or finished products are primarily leaving the Park and heading south and east. Cargill and Valero currently utilize the nearby rail infrastructure and have on-site rail loops.
- Improvements: To provide rail service to the property, turnouts and lead tracks must be completed on the property.
  - Option B (shown as pink track in the visual above): Install a wye turnout that comes off of the CN line and construct a ~2,400-foot spur that heads north until it reaches Highway 7.
  - Option C (shown as green track in the visual above): Create a loop back toward the east that ties into the Union Pacific mainline. This would require an additional ~12,000 feet of track and would give businesses on the west side of the park easier access to the UP line.
- Estimated Cost:
  - Option B: \$6.1-7.4 million total
    - \$270 per track foot, for roughly 8,800 feet
    - Two connections to the existing CNRR for roughly \$3.7 million
    - \$47,250 per switch (need at least two)
    - Other costs (engineering, legal, admin, etc.)
  - Option C: \$3-4 million total
    - \$270 per track foot, for the remaining ~12,000 feet of track left in the loop
    - \$47,250 per switch
    - Other costs (engineering, legal, admin, etc.)
- Estimated Schedule: Within 18-24 months (6-9 months for design, 3-6 months for permitting, and 6-12 months for construction). Design and permitting can partially overlap timeframes.

Contact:

Shane Crain

Senior Manager, Business Development

Canadian National Railway

shane.crain@cn.ca

(319) 290-3924

*Support Documentation:*

*Rail Questionnaire – McClure Engineering – July 15, 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.*

## ELECTRIC

Provider: MidAmerican Energy Company (distribution and transmission)

### Service Details

- Existing Infrastructure:
  - Distribution: 13.2 kV three-phase – adjacent to the eastern portion of the property along Highway 7 and 200<sup>th</sup> Street.
  - Transmission: 69 kV is adjacent to the west half and 161 kV is adjacent to the east half
  - Substation: Hayes Avenue – sits centrally between each half of the park Sub K – 3 miles east of the property at 1901 Kountry Lane, Webster County, IA
- Available Capacity: Primary distribution infrastructure has the capacity to serve 2.5 MW to the western portion of the property and 1 MW to the eastern side; 10 MW available after infrastructure upgrades to either side of the park.
- Improvements: A new feeder connected to the Harvest Avenue substation is needed to provide electric service to both sides of the property.
  - ~1 mile of underground feeder would need to be installed from the substation to the western side of the property.
  - ~2 miles of underground feeder would need to be installed from the substation to the eastern side of the property.
- Estimated Cost: \$3 million, with cost dependent on load. Revenue credits are expected to offset upgrade costs.
- Estimated Schedule: Within 9 to 18 months after completed design and signed customer agreements in place. The overall project scope will be managed to meet the timeframe.

Contact:  
Luke Wood  
Business and Community Development Manager  
MidAmerican Energy Company  
Luke.wood@midamerican.com  
(515) 281-2572 office  
(515) 776-5107 mobile

*Support Documentation:  
Electric Questionnaire – MidAmerican Energy Company – July 2, 2025*

## NATURAL GAS

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

### Service Details

- Existing Infrastructure: A 12-inch, 115 psig main runs north-south along Hayes Avenue and along parts of State Highway 7.
- Available Capacity: 25,000+ mcf per month after upgrades.
- Improvements:

- West Side: To serve 25,000 mcf per month, 5,880 feet of 4-inch 60 psig main must be installed westward along Cargill Road from the existing 4" pipeline. Additionally, a new district regulator station facility must be installed from the 12-inch, 115 psig line on Hayes Avenue to the 60 psig line on Cargill Road.
- East Side: To serve 25,000 mcf per month, 2,060 feet of 4-inch 60 psig main must be installed from the existing 4-inch line that runs along Highway 7 southward toward the center of the property. *Note: This extension would bring service to the interior part of the site.*
- Estimated Cost:
  - West Side: \$600,000 (plus applicable tax gross-up)
  - East Side: \$169,000 (plus applicable tax gross-up)
- Estimated Schedule:
  - West Side: Distribution upgrades can be completed within 6-12 months after executed agreements, depending on the project load (up to six weeks for design and six to twelve months for construction in non-winter conditions).
  - East Side: Distribution upgrades can be completed within 6-12 months after executed agreements, depending on the project load (up to six weeks for design, six weeks for permitting, and six to twelve months for construction in non-winter conditions). Design and permitting can be completed concurrently.

Contact:  
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(515) 776-5107 mobile

*Support Documentation:  
Natural Gas Questionnaire - MidAmerican Energy Company – July 2, 2025*

## WATER

Provider: City of Fort Dodge

### Service Details

- Existing Infrastructure: A 12-inch main runs along Highway 7, adjacent to the western side of the property's northern boundary. A 30-inch line is located along 200<sup>th</sup> Street, adjacent to the eastern side of the property's southern boundary.
- Existing Capacity: The 12-inch main has a total capacity of 450,000 gallons per day, with 150,000 gallons per day of excess capacity. The 30-inch main has a total capacity of 9 million gallons per day, with 1.2 million gallons per day of excess capacity.
- Improvements: The infrastructure needed to serve up to 150,000 gpd on the western side and 600,000 gpd on the eastern side is at the property and no additional upgrades are required for that level of demand. To serve up to 600,000 gpd to the west side of the property, the 30" main along Cargill Road would need to be extended ~3,100 feet westward. Beyond this, local service feeders must be built into the property, dependent on project layouts and specific facility locations.
- Estimated Cost: \$2.2 million
- Estimated Schedule: The extension can be completed within 18 months (three months for design, up to six months for permitting, and up to six months for construction). Design and permitting could be completed concurrently depending on funding requirements.

### Water Treatment

- Plant: John Pray Water Treatment Plant (owned by the City of Fort Dodge, ~6 miles from the property)
- Permitted Capacity: 12.5 MGD
- Allocated Capacity: 10.85 MGD
- Average Utilization: 7.08 MGD
- Peak Utilization: 10.3 MGD
- Excess Capacity: 2.2 MGD
- Improvements: Planning has been completed for expanding the water system by an additional 15 MGD. Expansion work would include a new raw water source intake, storage ponds, a new treatment plant expansion, pumping station and water main to the site.

### Contact:

Chad Schaeffer  
Chief Development Officer  
City of Fort Dodge  
cschaeffer@fortdodgeiowa.org  
(515) 302-8945 office  
(515) 570-4364 mobile

### Support Documentation:

*Water Questionnaire – City of Fort Dodge – July 15, 2025*

## WASTEWATER

Provider: City of Fort Dodge

### Service Details

- Existing Infrastructure: A 48-inch gravity sewer main is located 3,100 feet east of the western side of the property on Cargill Road. It connects to a pump station and force main. The 48" line also runs along the southern boundary of the eastern side of the property along 200<sup>th</sup> Street, where service is already achievable.
- Available Capacity: The 48-inch sewer line has 15 mgd total capacity and 11.3 MGD excess capacity. The pump station has a total and excess capacity of 0.8 MGD for all areas of the property.
- Improvements: To serve the western side of the property, an extension of the existing 48" force main 3,100 feet westward along Cargill Road would be needed. Since infrastructure is already adjacent to the eastern side of the property, required upgrades would be limited to installation of a local service line off of the existing 48" line on 200<sup>th</sup> Street. *Note: The connecting sewer line size would be determined at the time of the design as the size is dependent on demand and slope of the pipe.*
- Estimated Cost: \$4.7 million
- Estimated Schedule: 18 months (three months for design, up to six months for permitting, and up to six months for construction). Design and permitting could be completed concurrently depending on funding source.
- Additional Information: The City of Fort Dodge and McClure Engineering have undergone extensive engineering work to analyze expansions needed to meet daily flows of 17 MGD and BOD loadings in excess of 200,000 pounds per day. This analysis included the possibility of building out an anaerobic digestion facility (analysis completed by Iowa State University).

### Wastewater Treatment

- Plant: City of Fort Dodge Wastewater Treatment Plant (7 miles from the property)
- Total Permitted Capacity: 15 MGD
- Allocated Capacity: 9.9 MGD
- Average Utilization: 9.9 MGD
- Peak Utilization: 11.0 MGD
- Excess Capacity: 4.0 MGD
- Improvements: The City of Fort Dodge and McClure Engineering have undergone extensive engineering work to analyze expansions needed to meet daily flows of 17 MGD and BOD loadings in excess of 200,000 pounds per day. This analysis included the possibility of building out an anaerobic digestion facility (analysis completed by Iowa State University).

### Contact:

Chad Schaeffer  
Chief Development Officer  
City of Fort Dodge  
cschaeffer@fortdodgeiowa.org  
(515) 302-8945 office  
(515) 570-4364 mobile

### Support Documentation:

Wastewater Questionnaire – City of Fort Dodge – July 15, 2025

## TELECOMMUNICATIONS

Provider: Webster-Calhoun Cooperative Telephone Association

### Service Details

- Existing Infrastructure: Underground fiber is located within the road right-of-way along the western, northern, and eastern boundary of the park.
- Services: Internet, wifi, telephone, and TV are available.
- Improvements: No infrastructure improvements are needed to bring service to the park. Service will need to be extended to end user.
- Estimated Cost: Cost would depend on location of drop and any special requests.
- Estimated Schedule: 90 days for drop to be plowed.
- Other: Webster-Calhoun Cooperative Telephone Association is a local community-based broadband provider located in nearby Gowrie, Iowa, offering quality and reliable multiple Gig service with redundant fiber routes and networks.

### Contact:

Marcie Boerner  
CEO/General Manager  
Webster-Calhoun Cooperative Telephone Association  
marcieb@wccta.com  
(515) 352-3151

### *Support Documentation:*

*Telecommunications Questionnaire – Webster-Calhoun Cooperative Telephone Association – May 8, 2025*

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## Due Diligence



## ENVIRONMENTAL

A Phase I Environmental Site Assessment (ESA) was conducted to ASTM E1527-21 standards. No recognized environmental conditions (RECs), controlled RECs, and/or significant data gaps (SDGs) were identified in connection with the property and no further study was recommended.

*Support Documentation:  
Phase I Environmental Site Assessment – Snyder & Associates – June 28, 2024*

## WETLANDS



A Wetland Delineation was completed, and the subsequent Approved Jurisdictional Determination (AJD) indicated that there are 5.57 acres of non-jurisdictional emergent wetlands on the northwestern portion of the property.

*Support Documentation:  
Jurisdictional Determination Letter – US Army Corps of Engineers – December 18, 2023  
Wetland Delineation Report – Snyder & Associates – November 15, 2023*

## SPECIES

### U.S. Fish and Wildlife Official Species List

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

Potential habitat for the Monarch Butterfly (candidate species) was observed within roadside ditches and open areas where milkweed is present during the field investigation. A determination of “May affect, but not likely to adversely affect” was made for the Monarch Butterfly. All other federally listed species were given determinations of “No Effect”.

*Support Documentation:*

*Rare, Threatened, and Endangered Species Technical Memorandum – Snyder & Associates – July 11, 2024*

## CULTURAL RESOURCES

A Phase I Cultural Resources Investigation for 520 acres, which includes the western portion of the park, was completed in 2013 by Consulting Archaeological Services. This investigation led to the identification of two previously unreported archaeological sites, 13WB603 and 13WB604. The first was a sparse scatter of historical materials. The latter consisted of historic artifact scatter at a former farmstead location. Both of these sites were significantly disturbed by agricultural impacts. Both were found to lack integrity, and neither site appeared to meet minimum requirements for nomination to the National Register of Historic Places. No further archaeological investigations appeared warranted.

A Phase I Cultural Investigation was completed by Snyder & Associates for 438 acres, which represents portions of the central and eastern portions of the park. The survey led to the identification of two new archaeological sites, 13WB679 and 13WB680. The first was an extensive historic artifact scatter. The latter consisted of isolated find of an ceramic fragments. Both of these sites have been significantly disturbed by agricultural activities. Historical and architectural investigations of the direct sites and surrounding buffer areas were done. There are no above-ground resources within the direct site, and eighteen resources were identified within the quarter-mile buffer. None of these sites were recommended for further research.

SHPO indicated that the work conducted by Snyder & Associates could be used to support a federal agency’s determination of eligibility and effect if it becomes a federal undertaking. No archaeological sites have been recorded through a reasonable archaeological survey in the certified site area. Additionally, there do not appear to be historic above-ground resources that might affect the site at this time. Additional historic property identification efforts are not needed at this time.

*Support Documentation:*

*Email from the Iowa State Historic Preservation Office (Branden Scott) – March 4, 2026*

*Phase I Cultural Resources Investigation -Snyder & Associates - December 2, 2025*

*Phase I Cultural Resource Investigations – Consulting Archaeological Services – 2013*

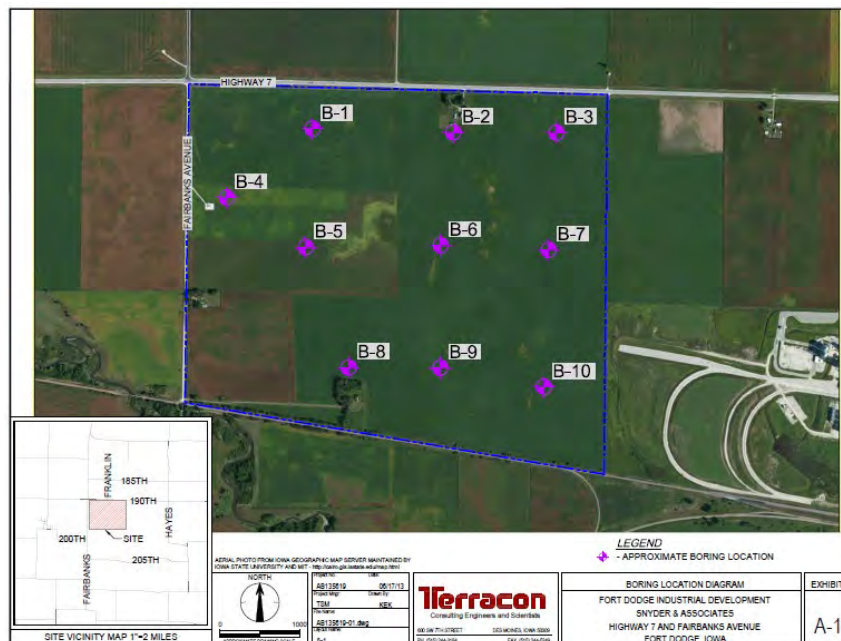
## GEOTECHNICAL

The property has had two geotechnical explorations completed. For the central and eastern portions of the park, a Geotechnical Exploration included eight borings drilled to depths of 25 feet below existing grades. Utilizing a seismic cone penetration test, a seismic Site Class D was recommended for the property. The subsurface conditions encountered at the site can be developed with respect to the geotechnical related aspects for construction for commercial type structures. Preliminary recommendations are included within the source documentation.

*This space is intentionally blank.*



For the western portion of the park, a preliminary geotechnical engineering report was completed and included 10 borings; two borings were to 100-foot depths while the remaining eight borings were to 30-foot depths below the existing ground surface. Seismic Site Class D was also recommended for this portion of the property. Based on the investigation, subsurface conditions were identified that will require special design and construction considerations for development. In general, these considerations include typical earthwork procedures, spread footing foundations, mats supported on suitable soil subgrades, intermediate foundation systems, and deep foundations. Additional details can be found in the support documentation.

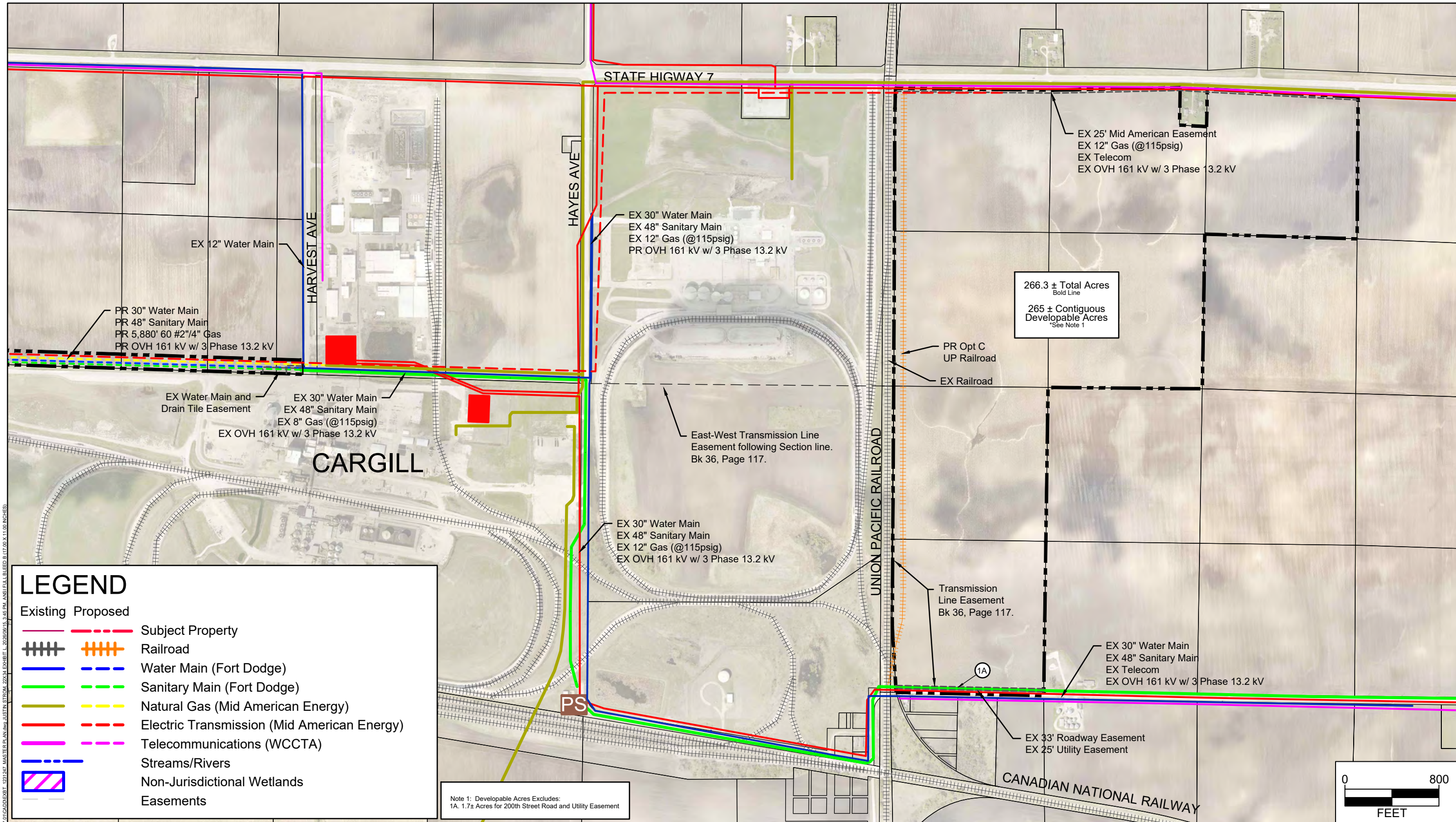


**Support Documentation:**  
 Geotechnical Exploration – Allender Butzke Engineers, Inc. – November 30, 2023  
 Geotechnical Exploration – Terracon – June 17, 2013

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# Master Plan



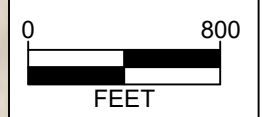


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### LEGEND

- |          |          |   |
|----------|----------|---|
| Existing | Proposed |   |
|          |          | Subject Property                            |
|          |          | Railroad                                    |
|          |          | Water Main (Fort Dodge)                     |
|          |          | Sanitary Main (Fort Dodge)                  |
|          |          | Natural Gas (Mid American Energy)           |
|          |          | Electric Transmission (Mid American Energy) |
|          |          | Telecommunications (WCCTA)                  |
|          |          | Streams/Rivers                              |
|          |          | Non-Jurisdictional Wetlands                 |
|          |          | Easements                                   |

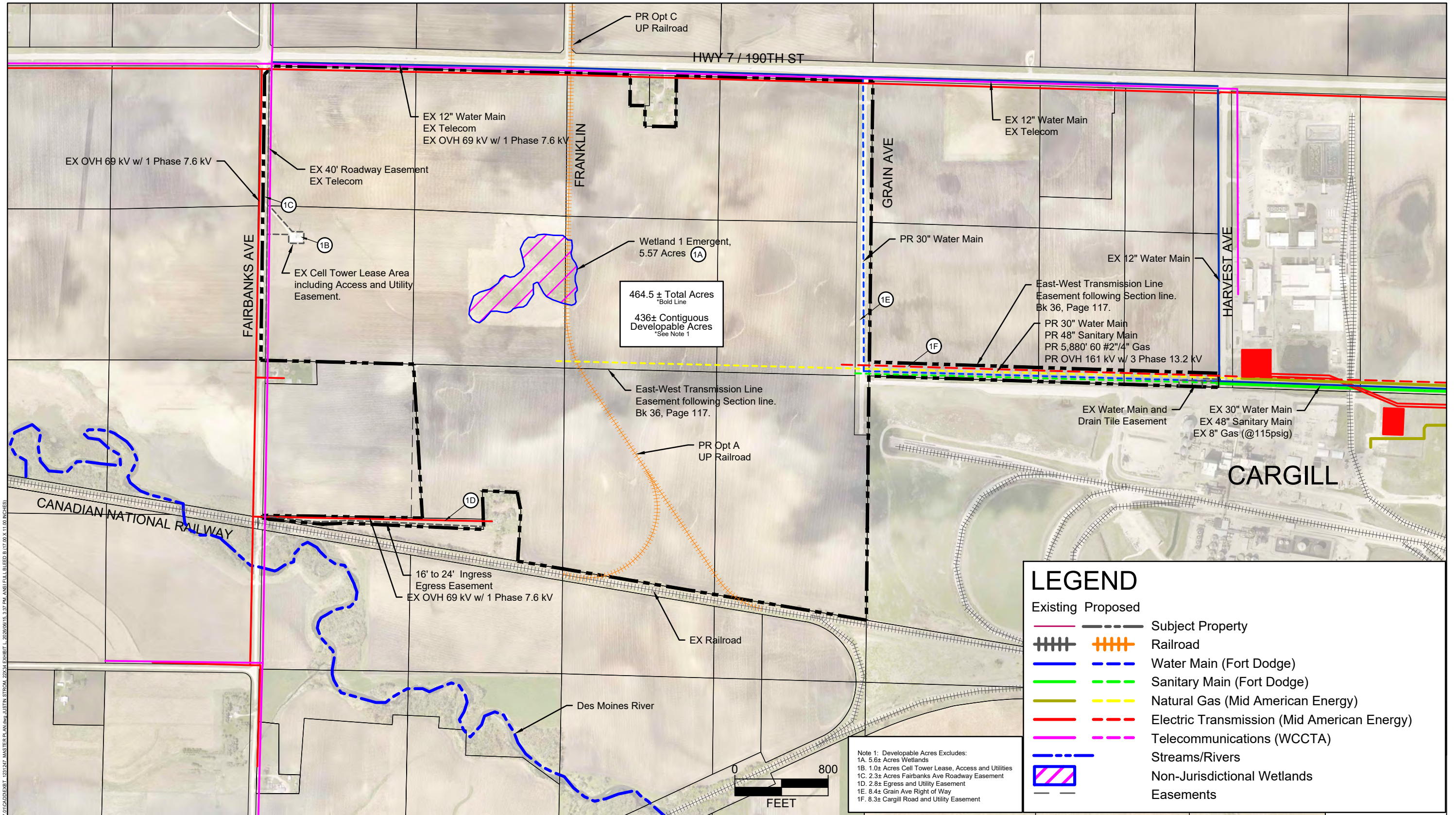
Note 1: Developable Acres Excludes:  
 1A. 1.7± Acres for 200th Street Road and Utility Easement



## MASTER PLAN - EAST

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464.5 ± Total Acres  
 \*Bold Line  
 436± Contiguous Developable Acres  
 \*See Note 1

### LEGEND

	Existing		Proposed		Subject Property
					Railroad
					Water Main (Fort Dodge)
					Sanitary Main (Fort Dodge)
					Natural Gas (Mid American Energy)
					Electric Transmission (Mid American Energy)
					Telecommunications (WCCTA)
					Streams/Rivers
					Non-Jurisdictional Wetlands
					Easements

Note 1: Developable Acres Excludes:  
 1A. 5.6± Acres Wetlands  
 1B. 1.0± Acres Cell Tower Lease, Access and Utilities  
 1C. 2.3± Acres Fairbanks Ave Roadway Easement  
 1D. 2.8± Egress and Utility Easement  
 1E. 8.4± Grain Ave Right of Way  
 1F. 8.3± Cargill Road and Utility Easement

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# MASTER PLAN - WEST

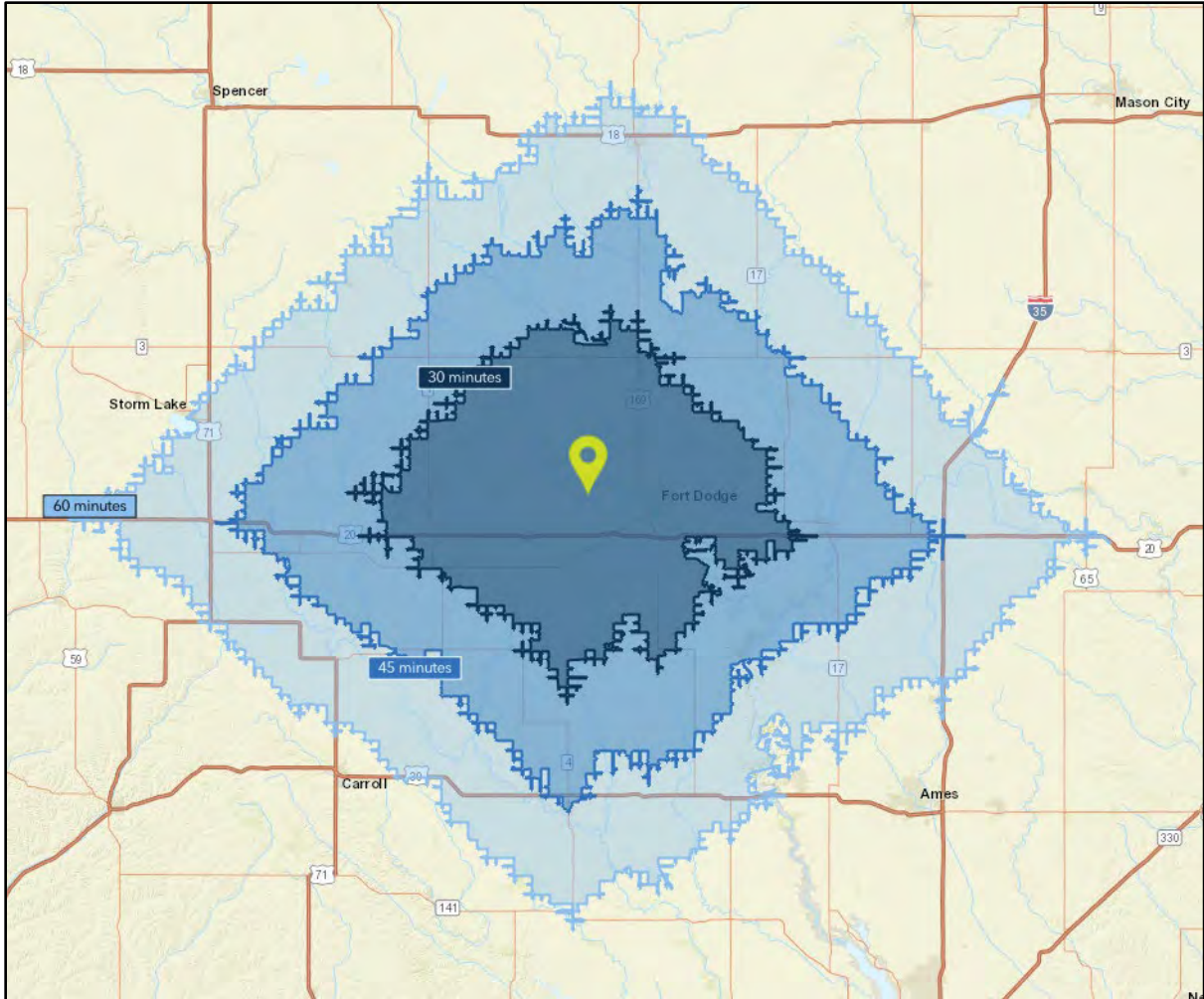
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# Workforce





	30-Minute Drive Time	45-Minute Drive Time	60-Minute Drive Time
Total Population	48,247	82,193	127,220
Labor Force	22,785	38,970	61,536
Manufacturing Employment	3,498	5,860	9,835
Percentage Employed in Manufacturing	15.4%	15.0%	16.0%
Median Age	41.5	42.2	42.7
Bachelor's Degree Attainment	21.6%	21.3%	22.1%
Average Hourly Wage	\$35.58	\$33.38	\$30.98
Average Manufacturing Wage	\$28.45	\$28.71	\$28.22

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

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# Summary + Recommendations



## Strengths:

- The park has approximately 700 developable acres.
- Many of the utilities are located adjacent to the property or in close proximity.
- For a property this size, there were no findings from the environmental due diligence that posed considerable impacts to the property. The small findings that were noticeable can easily be accommodated with specific development patterns.
- The property is adjacent to rail infrastructure from two different providers and has the ability to be a rail-served property with large tracts available to prospects.
- The environmental due diligence did not find anything of concern, which is reassuring for a property of this size.

## Challenges:

- The portion of the property that is zoned Conservation District (A-1) will require rezoning ahead of a project.
- Access to an interstate is not immediate. This may pose a challenge when communicating connectivity to providers, so consider refining this by getting anecdotal information from existing industries about the connectivity to bolster the case.
- A small portion of the property has limitations posed by the US Cellular tower. The lease has a few restrictions that need to be considered by a future tenant. It would be beneficial to clearly document the limitations as a supplemental document so that it is readily accessible for prospects.
- The property is a lease-preferred site, which might be a deterrent for entities who want to own the property they are investing into. Initial property screenings will also want upfront pricing information, so any work in clarifying or simplifying the lease rate should be helpful (i.e. a 50 acre site is likely to cost X for a 25-year term). This would give prospects a ballpark estimate to expect while they continue their site evaluations.

## Recommendations:

- 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.



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