



Property and Area Description

The Anderson 400 site is a certified, 400-acre sustainable green business park that overlooks the majestic Mississippi River with views second-to-none. The site is only the second of its kind in Iowa designed to meet the unique needs of companies looking to reduce their environmental impact. Approximately 285 acres of the park's 400 acres is available for business development. This business park objective balances the natural landscape for future development with amenities like trails, trees and water features that will be enjoyed by all who visit and work in this business park. For more details, check out <https://www.shive-hattery.com/microsite/anderson-400>. Also check out the Developed Site Visualization Video <https://www.shive-hattery.com/microsite/anderson-400/developed-site-visualization>

Zoning:	Planned Business Park
Topography:	Rolling Hills
Setting:	Agricultural Land
Within City Limits:	Yes
Sale Price Note:	36215
Last Updated:	Feb 5, 2024

Population



Source: ESRI®, 2024

Site Certification Information

Certified Site Status: Yes
Certified Site: [Iowa Economic Development Authority](#)

Households



Source: ESRI®, 2024

Economic Development Contact

Tami Petsche, Vice President, Business & Economic Growth
Quad Cities Chamber
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(563) 823-2655 | tpetsche@quadcitieschamber.com

Transportation

Nearest Highway: US Route 67/ Great River Road
Nearest Interstate: Interstate 80 (5.60 mi.)
Nearest Airport: Davenport Municipal Airport (19.00 mi.)
Nearest Commercial Airport: Quad Cities International Airport (MLI) (23.80 mi.)
Rail Served: Possible
Rail Served By: CPKC Railway
Rail Accessible: No
Rail Infrastructure in Place: No
Rail Contact: Peiter Hjertstedt
Rail Contact Phone: (816)955-8014
Rail Contact Email: peiter.hjertstedt@cpkcr.com
Barge Access Depth of Channel: 9.00 ft.
Barge Crane Capacity: 150.00 tons

Utilities

Electric: MidAmerican Energy Company
Natural Gas: MidAmerican Energy
Water: City of Princeton, IA
Sewer: City of Princeton, IA
Telecommunications: Windstream

Realtor/Owner Contact

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