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|---------------------|-------------------|
| Zoning: | Industrial-Light |
| Topography: | flat |
| Setting: | Industrial Park |
| Within City Limits: | Yes |
| Sale Price: | \$20,000 |
| Sale Price Note: | \$20,000 per acre |
| Last Updated: | Mar 28, 2025 |

Economic Development Contact

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Property and Area Description

Site sits south of 4-lane US Hwy 61 with access to site via paved road. BNSF RR runs along its southern border. Municipal airport in Fort Madison (7 miles) or in Keokuk (15 miles) for air cargo deliveries/shipments barge terminal in Fort Madison (5 miles) and Keokuk (20 miles) with loading and off-loading capabilities. Neighboring properties include PaperPak and Merschman Fertilizer. Property is eligible for New Market Tax Credits, located in an Urban Renewal Area and eligible to be an Enterprise Zone for tax credits and Targeted Jobs Withholding Program. Experienced industrial contractors and developers on call to offer build to suit or turnkey options to meet company's criteria. Lee County provides a competitive environment to offer low-cost solutions for real estate, infrastructure, workforce and transportation. Industrial Park under development has full city services.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Nearest Highway: Business US Hwy 61 (1.00 mi.)
Nearest Interstate: I-72 (55.00 mi.)
Nearest Airport: Fort Madison (10.00 mi.)
Nearest Commercial Airport: Southeast Iowa Regional Airport (25.00 mi.)
Distance to Mass Transit: 5
Rail Served: Possible
Rail Served By: BNSF Railway
Rail Accessible: Unknown
Rail Infrastructure in Place: No
Barge Access Depth of Channel: 9.00 ft.

Utilities

Electric: Alliant Energy
Natural Gas: Mid American Energy Company
Water: city of Fort Madison
Sewer: City of Fort Madison
Telecommunications: Danville Telecom