



Zoning:	Commercial
Topography:	Flat
Setting:	Single Site
Within City Limits:	Yes
Sale Price Note:	Contact Maureen Elbert, PACEDC Executive Director, at 515-295- 7979
Last Updated:	May 9, 2025

Economic Development Contact

Tod Faris
Kossuth/Palo Alto County Economic Development Corporation
106 S Dodge St, Suite 210
Algona, IA 50511
(515) 295-7979 | kcedc@kossuthia.com

Gretchen Reichter
City of Emmetsburg
14 N Lawler St
Emmetsburg, IA 50536
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Property and Area Description

Property is located along US Hwy 18 & 4 West in Emmetsburg. Site has 2 buildings: - 4 bay car wash: 2,464 sq. feet built in 1972 - Warehouse: 648 sq. ft. built in 1962

Population

	6,047 10 Mile Radius	14,836 20 Mile Radius	66,483 30 Mile Radius
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Source: ESRI®, 2024

Households

	2,554 10 Mile Radius	6,372 20 Mile Radius	29,457 30 Mile Radius
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Source: ESRI®, 2024

Transportation

Nearest Highway: US Hwy 20 (50.00 mi.)
Nearest Interstate: Interstate 90 (40.00 mi.)
Nearest Airport: Emmetsburg, IA (2.00 mi.)
Nearest Commercial Airport: Fort Dodge Regional Airport (65.00 mi.)
Rail Served: No
Rail Accessible: No
Rail Infrastructure in Place: No

Utilities

Electric: MidAmerican Energy Company
Natural Gas: Emmetsburg Municipal Utilities
Water: Emmetsburg Municipal Utilities
Sewer: Emmetsburg Municipal Utilities
Telecommunications: Northwest Communications

Property Images



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