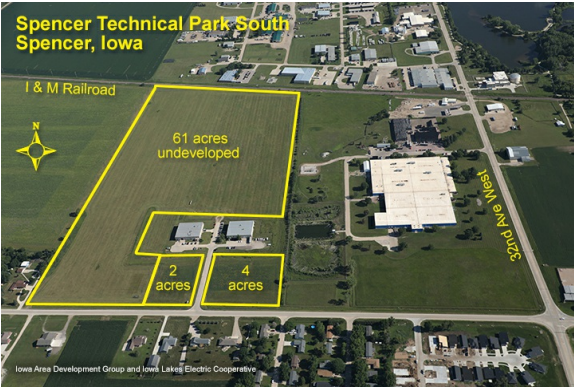




Zoning:	Industrial-Heavy
Topography:	Level/Nearly Level
Setting:	Industrial Park
Within City Limits:	Yes
Sale Price:	\$10,000
Sale Price Note:	10000
Last Updated:	Jun 8, 2023

Economic Development Contact

Iowa Lakes Corridor Development Corp.
520 2nd Avenue East, Suite 2
Spencer, IA 51301
(800) 765-1428 | info@lakescorridor.com

Realtor/Owner Contact

Brittany Dickey
515.332.7715 | brittany.dickey@cbpower.coop

Property and Area Description

73 acres available with rail access located on the west side of Spencer. With close access to Highways 18 & 71 via the Spencer West Beltway and with all major utilities available, the Spencer Technical Park South is a great location for your industrial project. Price \$25,000 per acre for developed parcels, \$10,000 for undeveloped. Spencer is located within the Iowa Lakes Corridor region. The Iowa Lakes Corridor is known for its significant recreational opportunities, a workforce with a strong work ethic and a diversity of business. GetALakesLife!

Population

	14,834 10 Mile Radius	36,978 20 Mile Radius	197,745 50 Mile Radius
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Source: ESRI®, 2025

Households

	6,534 10 Mile Radius	16,551 20 Mile Radius	78,990 50 Mile Radius
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Source: ESRI®, 2025

Transportation

Nearest Highway: US Hwy 71 (1.00 mi.)
Nearest Interstate: Kansas
Nearest Airport: Northwest Iowa Regional Airport (1.00 mi.)
Nearest Commercial Airport: Sioux City IA & Sioux Falls SD (90.00 mi.)
Rail Served: Possible
Rail Served By: CPKC Railway
Rail Accessible: Unknown
Rail Infrastructure in Place: No
Rail Contact: Peiter Hjertstedt
Rail Contact Phone: (816)955-8014
Rail Contact Email: peiter.hjertstedt@cpkcr.com

Utilities

Electric: Iowa Lakes Electric Cooperative
Natural Gas: Black Hills Energy
Water: Spencer Municipal Utilities
Sewer: City of Spencer