



Zoning:	Industrial-Heavy
Topography:	Level/Graded
Setting:	Industrial Park
Within City Limits:	Yes
Site Dimensions:	325' x 629'
Specialty Features:	Opportunity Zone,TIF District
Sale Price:	\$12,500
Sale Price Note:	\$12,500 per acre
Last Updated:	Oct 29, 2024

Economic Development Contact

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

Property and Area Description

These industrial lots are located in the Estherville Industrial Park #2. The four lots are each approximately five (5) acres in size. This site is adjacent to former the Industrial Park #1 which has been sold and/or developed and is the primary industrial area within Estherville.

Population

	8,262	36,312	169,355
	10 Mile Radius	20 Mile Radius	50 Mile Radius

Source: ESRI®, 2025

Households

	3,433	16,222	71,314
	10 Mile Radius	20 Mile Radius	50 Mile Radius

Source: ESRI®, 2025

Transportation

Nearest Highway: Highway 60 (50.00 mi.)
Nearest Interstate: I-90 (20.00 mi.)
Nearest Airport: Estherville Municipal Airport (2.00 mi.)
Nearest Commercial Airport: Sioux Falls, SD (100.00 mi.)
Rail Served: No
Rail Served By: None
Rail Accessible: Unknown
Rail Infrastructure in Place: No

Utilities

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