



Zoning:	Residential
Within City Limits:	No
Site Dimensions:	4258629.52
Sale Price Note:	Proposal to City Manager
Lease Rate Note:	Proposal to City Manager
Last Updated:	Nov 13, 2023

Economic Development Contact

Iowa Lakes Corridor Development Corporation
520 2nd Avenue East Suite 2
Spencer, Iowa N/A
(712) 264-3474 | info@lakescorridor.com

Property and Area Description

100 Acres of Developable Land owned by the City of Spencer. This property is at the intersection of 32nd Ave W and W4th St. The north 40 acres are currently in Spencer Corporate City Limits.

Transportation

- Nearest Highway:** U.S. Highway 71 (2.5 mi.)
- Nearest Interstate:** I-90 (37.5 mi.)
- Nearest Airport:** Spencer Regional Airport (2 mi.)
- Nearest Commercial Airport:** Sioux Falls, SD (110 miles mi.)
- Rail Served:** No
- Rail Served By:** Unknown
- Rail Accessible:** Unknown
- Rail Infrastructure in Place:** Unknown

Utilities

- Electric:** SMU/Iowa Lakes Electric
- Natural Gas:** Black Hills Energy
- Water:** SMU
- Sewer:** City of Spencer
- Telecommunications:** SMU