



Zoning:	Residential, Commercial
Within City Limits:	No
Site Dimensions:	1535789.40
Sale Price Note:	Proposal to City Manager
Lease Rate Note:	Proposal to City Manager
Last Updated:	May 22, 2023

Economic Development Contact

Iowa Lakes Corridor Development Corporation
520 2nd Avenue East Suite 2
Spencer, Iowa 51301
(712) 264-3474 | info@lakescorridor.com

Property and Area Description

35 acres of Developable Land owned by the City of Spencer.

Population

	14,862 10 Mile Radius	32,115 20 Mile Radius	190,797 50 Mile Radius
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Source: ESRI®, 2025

Households

	6,542 10 Mile Radius	14,286 20 Mile Radius	77,495 50 Mile Radius
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Source: ESRI®, 2025

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