



Zoning:	Industrial-Light
Topography:	Sloping
Within City Limits:	No
Sale Price Note:	Negotiable
Last Updated:	Oct 23, 2024

Economic Development Contact

Rod Deter  
Atlantic Community Development  
(712) 249-9733

Property and Area Description

This 5.59 acres is located adjacent to Iowa Interstate Railroad and very near the Elite Octane ethanol plant. This location could be a perfect opportunity for additional development. Both parcels can be viewed here.

<https://beacon.schneidercorp.com/Application.aspx?AppID=215&LayerID=2922&PageTypeID=1&PageID=2266&KeyValue=1830016590>  
<https://beacon.schneidercorp.com/Application.aspx?AppID=215&LayerID=2922&PageTypeID=4&PageID=1588&KeyValue=1830016590>

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

**Nearest Highway:** Hwy 83 (1 mile mi.)  
**Nearest Interstate:** I-80 (6 miles mi.)  
**Nearest Airport:** Atlantic Municipal Utilities (1 mi.)  
**Nearest Commercial Airport:** Eppley Airfield (60 mi.)  
**Rail Served:** Possible  
**Rail Served By:** Iowa Interstate Railroad  
**Rail Accessible:** Unknown  
**Rail Infrastructure in Place:** Unknown  
**Rail Contact:** Jim Bowman  
**Rail Contact Phone:** 319-981-4798  
**Rail Contact Email:** JBowman@IAISRR.com

Utilities

**Electric:** Atlantic Municipal Utilities  
**Natural Gas:** Alliant Energy  
**Water:** Atlantic Municipal Utilities  
**Sewer:** City of Atlantic  
**Telecommunications:** NishnaNet

## Property Images



**Jim Bowman | Sr. Director - Economic Development | Iowa Interstate Railroad, LLC**  
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