

**Locker Park (George Industrial Park)**  
300 North Virginia Street/PO Box 70 | George , IA | US | Lyon County  
Available Acres: 21.48 | Sale Price: \$30,000



Zoning:	Industrial-Light
Topography:	2%
Setting:	Mixed-Use Business Park
Within City Limits:	Yes
Specialty Features:	None
Sale Price:	\$30,000
Sale Price Note:	\$30,000 to \$60,000 per lot
Last Updated:	Feb 4, 2019

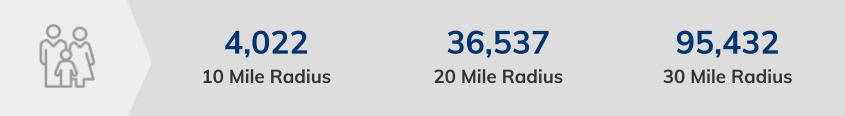
**Economic Development Contact**

Taylor Klingenberg  
George Community Development Corporation  
113 N. Main Street  
George, IA 51237  
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**Property and Area Description**

Locker Park (George Industrial Park) is 21.48 acres of land in the northwest part of George, IA and is zoned Commercial and Industrial-Light. The legal description is: Parcel D in the southeast quarter (SE-1/4) of Section Thirty-five (35), in Township ninety-nine (99) North of Range Forty-four (44), west of the 5th PM, Lyon County, Iowa as shown by the Plat recorded in the Plat Book "9" at page 102, in the Office of the Recorder of Lyon County, Iowa. AREA DESCRIPTION: George (population 1,051) is located in eastern Lyon County which borders South Dakota to the west and Minnesota to the North. The summers in George are warm and sunny with the average temperature of 87 degrees with average rains of 24.7 inches. The winters are generally cold with the average daily temps of 29 degrees. On the average, 81 days of the year have at least 1 inch of snow on the ground.

**Population**



Source: ESRI®, 2024

**Households**



Source: ESRI®, 2024

**Transportation**

**Nearest Highway:** Highway 60 (12.00 mi.)  
**Nearest Interstate:** Interstate 90 (25.00 mi.)  
**Nearest Airport:** Rock Rapids Municipal Airport (RRQ) (16 mi.)  
**Nearest Commercial Airport:** Sioux Falls Airport (60.00 mi.)  
**Rail Served:** No  
**Rail Served By:** Other  
**Rail Accessible:** Unknown  
**Rail Infrastructure in Place:** Unknown

**Utilities**

**Electric:** Alliant Utilities  
**Natural Gas:** Alliant Utilities  
**Water:** City of George  
**Sewer:** City of George  
**Telecommunications:** Premier Communications, Frontier Communications

## Property Images

# LOCKER PARK

## 712-475-3612

**LAND AVAILABLE FOR  
COMMERCIAL AND  
INDUSTRIAL  
DEVELOPMENT**

**GEORGE  
IOWA**

**GEORGE COMMUNITY  
DEVELOPMENT CORPORATION**

140+ AC. AVAILABLE