



Zoning:	None
Topography:	flat
Setting:	Single Site
Within City Limits:	No
Sale Price:	\$15,000
Sale Price Note:	\$15000 per acre
Last Updated:	Mar 28, 2025

Economic Development Contact

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Property and Area Description

Site consists of multiple tracts and sits 0.5 miles out of the city limits and south of 4-lane US Hwy 61 with access to site via paved road. BNSF RR runs along its southern border. Municipal airport in Fort Madison (8 miles) or in Keokuk (14 miles) for air cargo deliveries/shipments. Barge terminal in Fort Madison (6 miles) and Keokuk (20 miles) with loading and off-loading capabilities. Property is eligible for New Market Tax Credits. Park has city water, electric service and natural gas. Experienced industrial contractors and developers to offer build to suit or turnkey options. Neighboring properties include Silgan Container.

Population

	20,054 10 Mile Radius	70,666 20 Mile Radius	114,482 30 Mile Radius
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Source: ESRI®, 2024

Households

	8,450 10 Mile Radius	30,543 20 Mile Radius	48,297 30 Mile Radius
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Source: ESRI®, 2024

Transportation

Nearest Highway: U.S. Hwy 61 (0.10 mi.)
Nearest Interstate: I-72 (55.00 mi.)
Nearest Airport: Fort Madison (10.00 mi.)
Nearest Commercial Airport: Southeast Iowa Regional Airport (20.00 mi.)
Distance to Mass Transit: 5
Rail Served: Yes
Rail Served By: BNSF Railway
Rail Accessible: Yes
Rail Infrastructure in Place: Yes
Barge Access Depth of Channel: 9.00 ft.
Barge Crane Capacity: 100.00 tons

Utilities

Electric: Alliant Energy
Natural Gas: Mid American Energy Company
Water: City of Fort Madison
Sewer: Private Septic
Telecommunications: Danville Telecom