



Zoning:	None
Topography:	flat
Adjacent Available Acres:	no
Setting:	Single Site
Within City Limits:	No
Site Dimensions:	2664 x 4700
Specialty Features:	Enterprise Zone, Opportunity Zone
Sale Price:	\$12,000
Sale Price Note:	per acre
Last Updated:	Apr 1, 2025

Site Certification Information

Certified Site Status: Yes  
Certified Site: [State of Iowa](#)

Economic Development Contact

Tim Gobble  
Lee County Economic Development Group  
2495 280th St  
Montrose, IA 52639  
(319) 463-9030 | [tgobble@leecounty.edg.com](mailto:tgobble@leecounty.edg.com)

Property and Area Description

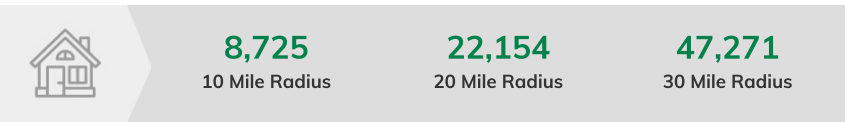
This Certified Site sits between Henry Layden Drive and 270th Street and less than a 1/4 mile west of 4-lane US Hwy 61 with access to site via paved road. Burlington Northern-Santa Fe RR runs along its eastern border. Municipal airport in Fort Madison (11 miles) or in Keokuk (9 miles) for air cargo deliveries/shipments Barge terminal in Fort Madison (9 miles- Hall Towing) and Keokuk (10 miles- Hendricks Logistics) with loading and off-loading capabilities. Neighboring properties include ConAgra Foods (Armour), Siemens Gamesa, Climax Molybdenum, and Gregory Manufacturing. Property is eligible for New Market Tax Credits and annexation for Urban Renewal Area, High Quality Job tax credits and Targeted Jobs Withholding Program. Experienced industrial contractors and developers on call to offer build to suit or turnkey options to meet a company's criteria. Lee County provides a competitive environment that offers low-cost solutions for real estate, infrastructure, workforce, and transportation. This site is also Certified by BNSF.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

**Nearest Highway:** US Hwy 61 (0.25 mi.)  
**Nearest Interstate:** I-72 (45.00 mi.)  
**Ingress/Egress Notes:** There are multiple access points for this property- Henry Layden Drive (had surface) on the northern end and from 270th Street (gravel) on the south. Will need to look at upgrading 270th St for future development.  
**Nearest Airport:** Fort Madison Municipal Airport (8.00 mi.)  
**Nearest Commercial Airport:** SE Iowa Regional Airport (20.00 mi.)  
**Distance to Mass Transit:** 5  
**Rail Served:** Possible  
**Rail Served By:** BNSF Railway  
**Rail Accessible:** Unknown  
**Rail Infrastructure in Place:** No  
**Rail Contact:** Anne Erthal  
**Rail Contact Phone:** (312)-850-5699  
**Rail Contact Email:** [Anne.Erthal@BNSF.com](mailto:Anne.Erthal@BNSF.com)  
**Barge Access Depth of Channel:** 9.00 ft.  
**Barge Crane Capacity:** 50.00 tons

Utilities

**Electric:** Alliant Energy

**Natural Gas:** MidAmerican Energy Company  
**Water:** City of Fort Madison  
**Sewer:** City of Fort Madison  
**Telecommunications:** Danville Telecom