

COMMUNITY INFORMATION



Corteva Agriscience



Snap-on



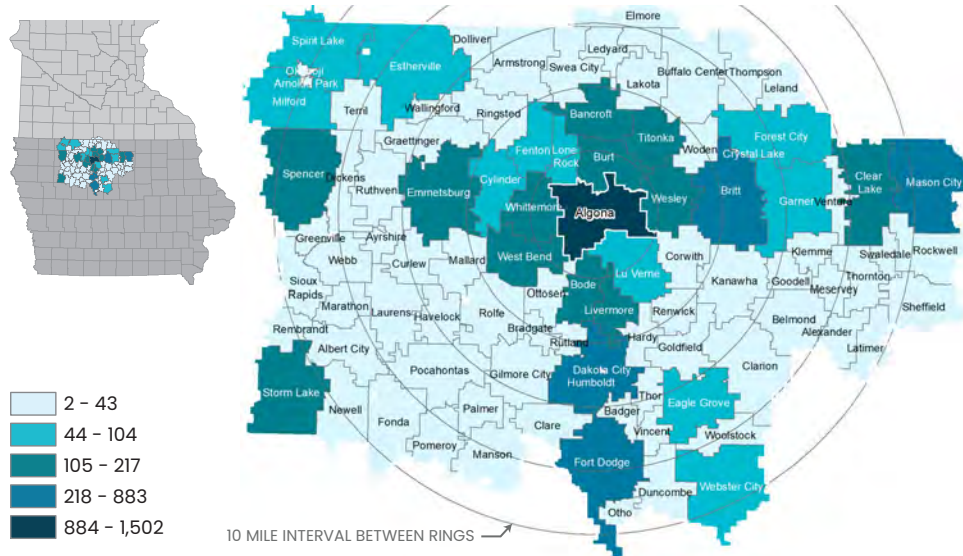
Gold-Eagle Cooperative

The City of Algona and Kossuth County, being centrally located along Iowa's northern border and lying at the junction of two US highways, offers a premier location for business and industrial development. The City of Algona is home to 5,487 residents and is a regional work destination due to its large number of major employers. These employers include a mix of industrial, ag-industrial, agriculture, healthcare, schools and local governments. Algona's business-friendly environment and robust goods-producing economy has maintained its image and status as a leading example of strong communities in the State of Iowa. Kossuth County is Iowa's largest by area, encompassing approximately 972 square miles of prime farm land and 12 vibrant communities.

The City of Algona and Kossuth County work relentlessly to support current and new business and industry. Local governments, utility companies and various organizations work cooperatively with business owners to provide, procure and secure funding sources such as revolving loan funds, tax abatements, tax increment financing and state incentives.

LABORSHED: LIKELY TO CHANGE/ACCEPT EMPLOYMENT IN ALGONA, IA BY PLACE OF RESIDENCE (ZIP CODE)

ESTIMATED POPULATION AGES 18-64 **124,430** ESTIMATED TOTAL LIKELY TO ACCEPT EMPLOYMENT IN ALGONA, IA **7,163**



MAJOR EMPLOYERS

- Snap-on
- Hormel Foods
- Pharmacists Mutual Insurance Co.
- Algona Community Schools
- Kossuth Regional Health Center
- StateLine Cooperative
- Kossuth County
- Good Samaritan Society of Algona
- Corteva Agriscience
- NEW Cooperative
- Hy-Vee
- Ag Processing Inc. (AGP)
- Grote Company (PFI)



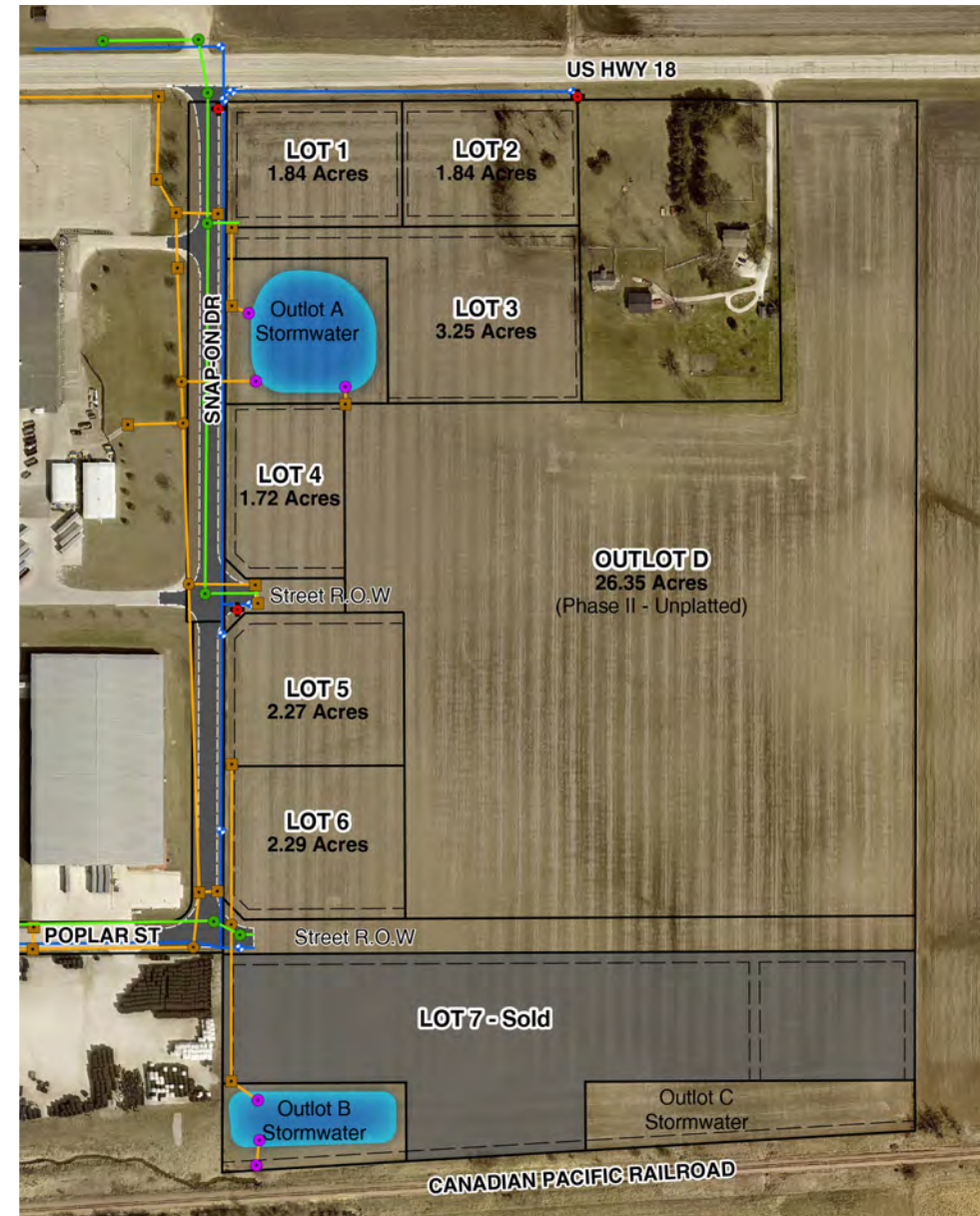
Precision Food Innovations

PROXIMITY TO MAJOR CITIES

Des Moines	140 miles
Sioux Falls	160 miles
Minneapolis	180 miles
Omaha	200 miles
Kansas City	305 miles
Milwaukee	360 miles
Chicago	410 miles

Kueck Industrial Park - Phase 1

US HWY 18, ALGONA, IA 50511



DESCRIPTION

Kueck Industrial Park is located within the City of Algona, IA, along the eastern edge of the corporate limits. The property lies between US HWY 18 and the Canadian Pacific Railroad. The industrial park is approximately 55 acres, with 21.74 acres available for immediate development. There are 7 accessible lots ranging in area from 1.72 to 8.53 acres. A 26.35 acre lot is also available for future development. As a part of the industrial park development, Snap-on Drive is being reconstructed and extended to facilitate increased use and access. Water, sanitary, stormwater, natural gas and electric utilities have been constructed and made available along the street right-of-way. The City of Algona understands the need and requirement for modern communication services. AMU provides fiber optic service to the industrial park to meet those needs.

LOCATION

Algona, Iowa (Kossuth County)

TYPOGRAPHY

Generally Flat

HIGHWAY & INTERSTATE ACCESS

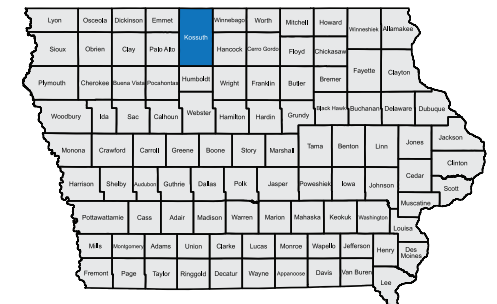
US Hwy 18	0.0 miles
US Hwy 169	2.0 miles
IA Hwy 17	12 miles
IA Hwy 15	15 miles
Interstate 35	43 miles
US Hwy 20	45 miles
Interstate 90	54 miles

AIRPORT ACCESS

Algona Municipal	5 miles
Mason City Municipal	50 miles
Fort Dodge Regional	53 miles
Des Moines Int.	140 miles
Minneapolis-St. Paul Int.	170 miles

LOTS & AVAILABILITY

PHASE 1 LOTS	LOT SIZES	AVAILABILITY
Lots 1 & 2	80,000+ sq. ft. / 1.84 acres	Available
Lot 3	141,596 sq. ft. / 3.25 acres	Available
Lot 4	74,761 sq. ft. / 1.72 acres	Available
Lot 5	98,850 sq. ft. / 2.27 acres	Available
Lot 6	99,666 sq. ft. / 2.29 acres	Available
Outlot D	26.35 acres	Phase II - Unplatted



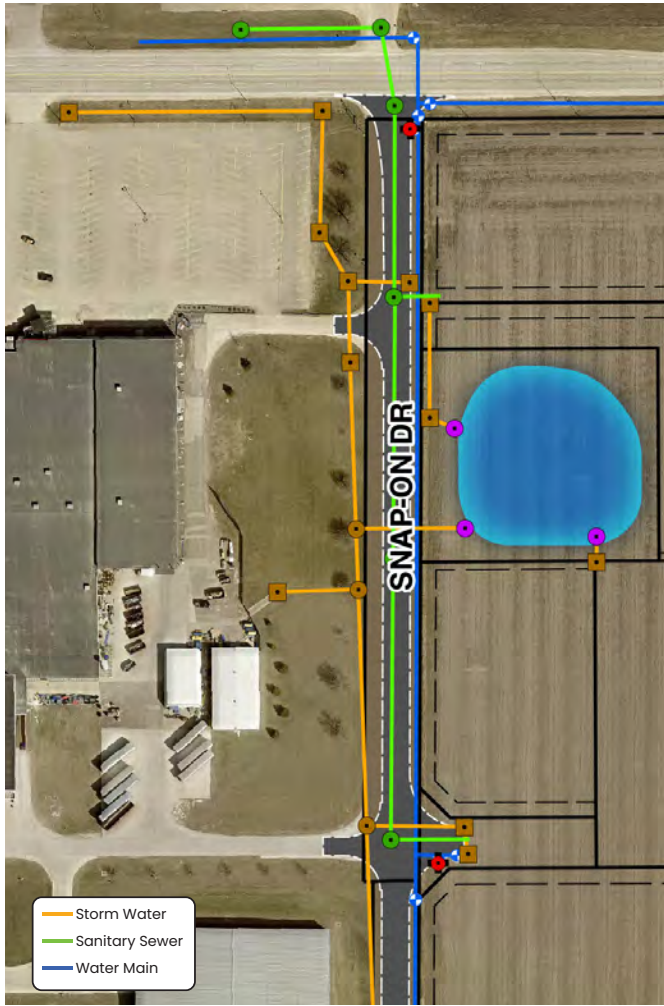
KOSSUTH-PALO ALTO COUNTY ECONOMIC DEVELOPMENT CORPORATION

Maureen Elbert, Director
106 South Dodge Street, Suite 210 | Algona, IA
Phone: 515.295.7979 | Fax: 515.295.8873
Email: kcedc@kossuthia.com



The enclosed information is from sources deemed reliable, however, no guarantee is made regarding potential changes or availability of the information printed. Buyers should verify all information for accuracy.

UTILITIES



ELECTRIC

AMU (ALGONA MUNICIPAL UTILITIES) 515-295-3584
 Electricity on site Phase: Three
 Primary voltage: 13.8 kV Looped: Yes

NATURAL GAS

MIDAMERICAN ENERGY 800-329-6261
 Main (inches): 4.0" Service located along Snap-on Dr.
 Pressure (PSI): 17# or 250# Service line (inches): TBD

WATER

AMU (ALGONA MUNICIPAL UTILITIES) 515-295-3584
 Water main (inches): 8.0" Service located along Snap-on Dr.
 Service line (inches): 6.0"

SANITARY SEWER

CITY OF ALGONA 515-295-2411
 Sewer main (inches): 10.0" Service located along Snap-on Dr.
 Service line (inches): 6.0"

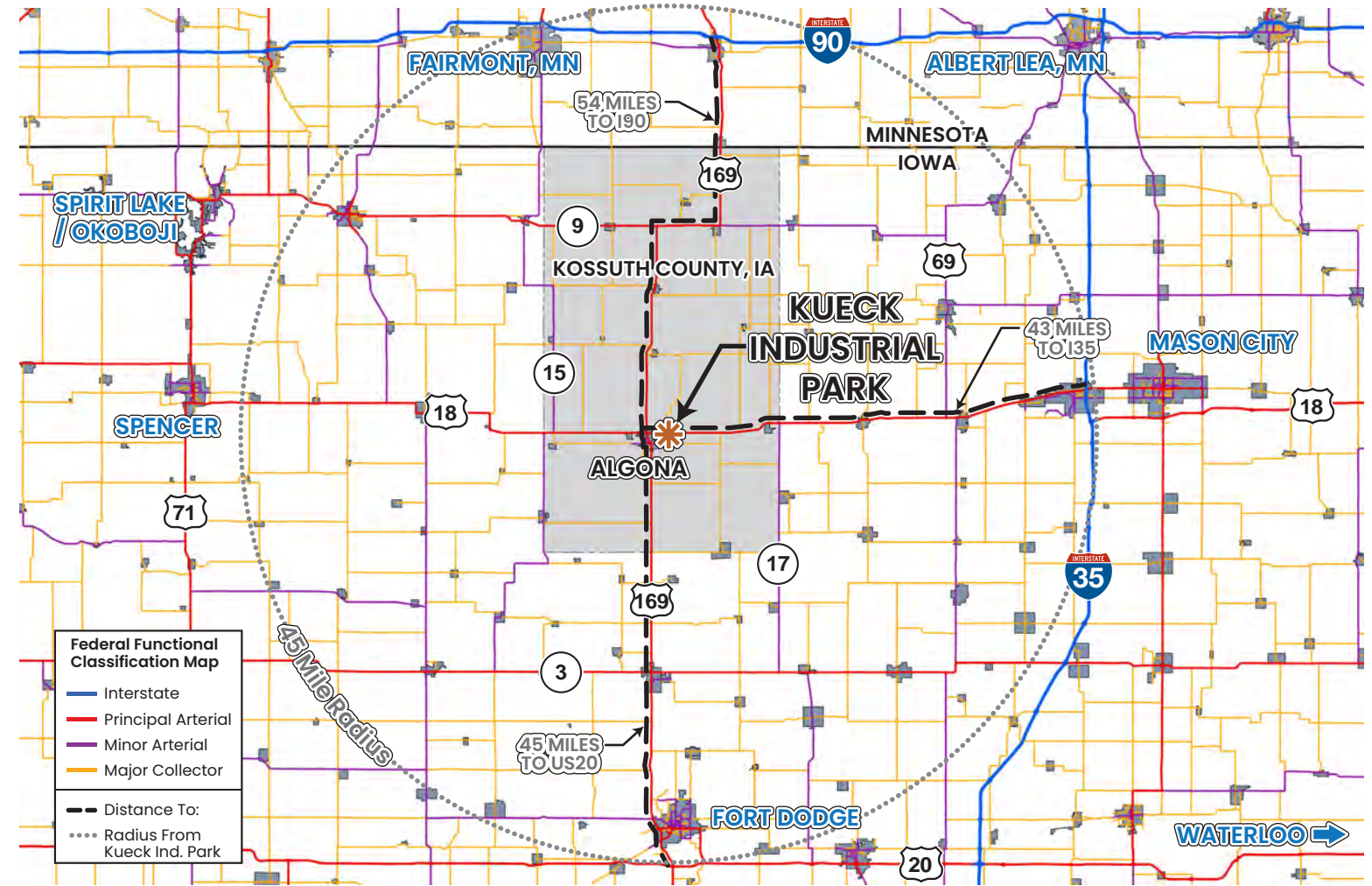
STORM WATER

CITY OF ALGONA 515-295-2411
 Storm water main (inches): Size Varies
 On-site storm water detention facilities constructed

FIBER OPTIC COMMUNICATIONS

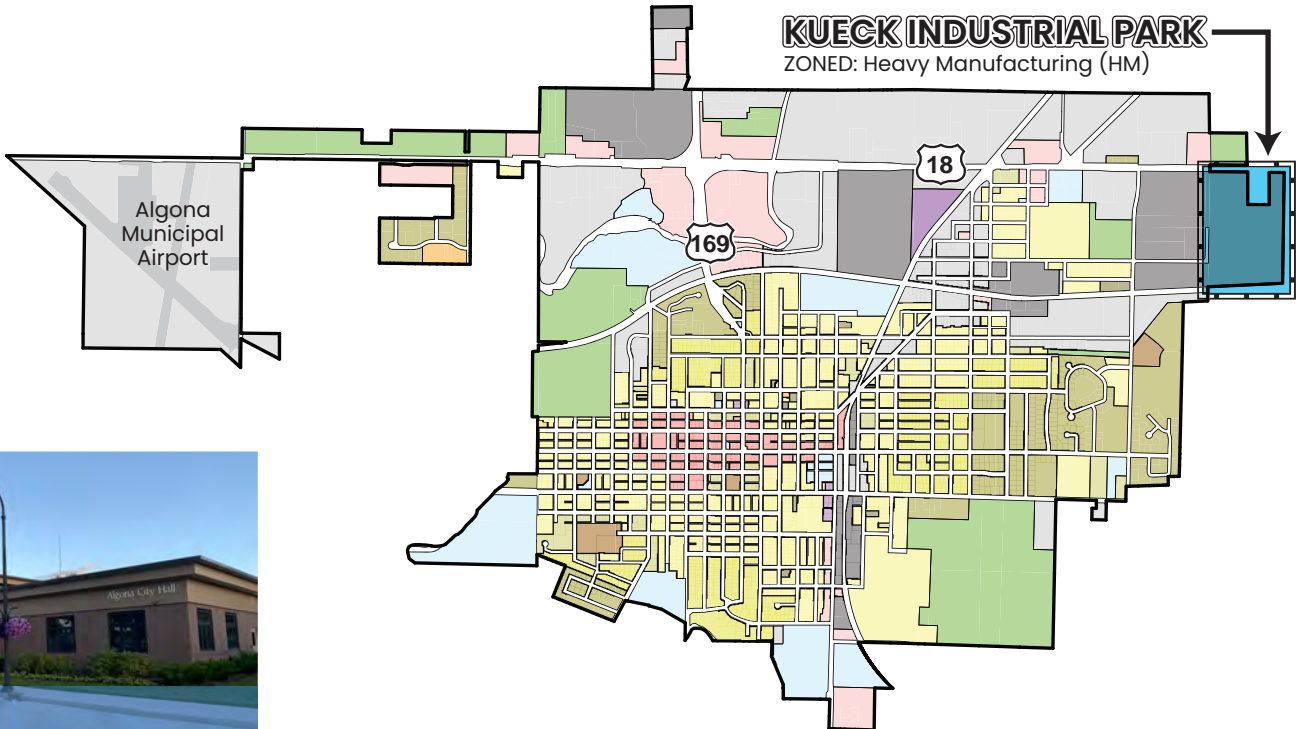
AMU (ALGONA MUNICIPAL UTILITIES) 515-295-3584
 Up To 1 GB/sec Service

TRANSPORTATION - MAJOR ROADWAY ACCESS



CITY OF ALGONA ZONING

- Heavy Manufacturing
- Light Manufacturing
- Business - Highway Service
- Business - Neighborhood
- Business - Central General
- Agriculture
- Conservation
- Res. - Multi Family 4
- Res. - Multi Family 3
- Res. - Multi Family 2
- Res. - Multi Family 1
- Mobile Home
- Res. - Single Family 100
- Res. - Single Family 80
- Res. - Single Family 60



RAILROAD SERVICE

