

LISTING INFORMATION

LOT 5.2
6.56
ACRES

LOT 6
18.12
ACRES

SOLD
1200 JADE
APARTMENTS
98-UNITS

SOLD
TWIN HOME
DEVELOPMENT

LOT 4
1.21
ACRES

LOT 3
1.27
ACRES

LOT 2
1.11
ACRES

LOT 1
1.18
ACRES

LOT 2
1.70
ACRES

SOLD
HY-VEE

SOLD
O'REILLY
AUTO PARTS

LOT 6
1.46
ACRES

LOT 5
1.45
ACRES

LOT 4
1.46
ACRES

SOLD

EMERALD EDGE DEVELOPMENT | 64.75 ACRES

PROPERTY INFORMATION

Emerald Edge Development



UTILITY INFRASTRUCTURE INCLUDES:
WATER, SANITARY, STORM, FIBER

PHASE I

	ACRES	PRICE PER SF	ZONING
LOT 2	1.70	\$8.25	Commercial
LOT 4	1.46	\$8.50	Commercial
LOT 5	1.45	\$8.50	Commercial
LOT 6	1.46	\$8.50	Commercial

PHASE 2

	ACRES	PRICE PER SF	ZONING
LOT 1	1.18	\$6.50	Commercial
LOT 2	1.11	\$6.50	Commercial
LOT 3	1.27	\$6.50	Commercial
LOT 4	1.21	\$6.50	Commercial
LOT 5.2	6.56	\$2.50	Residential/Multi-Family
LOT 6	18.12	\$3.50	Commercial

AERIAL





REGIONAL INFORMATION/DATA

Clear Lake, Iowa, has a population above 7,600 year-round residents which swells to over 40,000 during the summer months. The Clear Lake Community is situated on a 3,680-acre natural spring-fed lake in northern Iowa midway between Des Moines and Minneapolis on Interstate 35. Clear Lake offers residents a suburban feel with several restaurants, parks, and retail options combined with a strong school district and community.



**HOME OF THE
SURF BALLROOM**
Internationally known event space

Located in the nation's heartland with exceptional business cost, workforce and transportation advantages, the North Iowa Corridor is North Central Iowa's regional trade center, attracting talent from throughout one of the state's largest laborshed regions into the area to work and play every day. Comprised of Mason City, Clear Lake and Greater Cerro Gordo County and representing a population of more than 45,000, the Corridor is home to advancing companies like Cargill, Kingland Systems, Kraft Foods, Curries, Sukup MFG, MercyOne Medical, and others, offering a diverse, competitive economic opportunity for your next expansion.

TOURISM IMPACT

Clear Lake welcomes more than 350,000 VISITORS ANNUALLY

Cerro Gordo County ranks **#12** in Iowa for tourism spending

MAJOR AREA EMPLOYERS

From food processing to data processing, health care to transportation logistics, North Iowa's diversified economy boasts a number of strong industry clusters – both emerging and mature – which represent tremendous potential for your next expansion.

MERCYONESM

CURRIES[®]

ASSA ABLOY



OneVision
Advancing Independence and Inclusion

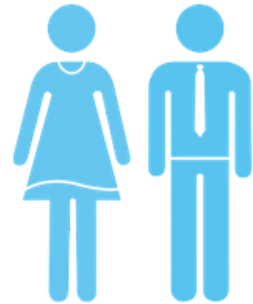
Cargill[™]

Sukup[®]

	Cerro Gordo County Establishments	Cerro Gordo County Employed	Clear Lake Establishments	Clear Lake Employed	Mason City Establishments	Mason City Employed
Agriculture, Forestry, Fishing	57	135	7	15	9	22
Natural Resources & Mining	2	12	0	0	1	2
Construction	208	1,389	56	320	122	982
Manufacturing	115	5,271	18	225	84	4,966
Wholesale	110	1,016	19	83	79	898
Retail	399	5,442	93	795	285	4,563
Transportation, Warehousing, Utilities	297	2,116	27	220	41	457
Information	58	655	11	104	36	501
Finance, Insurance, Real Estate	373	2,466	97	334	252	2,075
Business & Professional Services	561	4,522	151	1,337	338	2,894
Education & Health Care Services	563	8,105	64	1,281	483	6,577
Government/Non-Profit	186	2,050	37	489	112	1,103
TOTAL ALL PRIVATE SECTOR	2,743	31,129	543	4,714	1,730	23,937
TOTAL GOVT. & NON-PROFIT	186	2,050	37	489	112	1,103
TOTAL ALL INDUSTRIES	2,929	33,179	580	5,203	1,842	25,040

DEMOGRAPHICS

LOCAL POPULATION



CERRO GORDO COUNTY

43,662



CLEAR LAKE

7,449



MASON CITY

27,836

HOUSING OVERVIEW

AVERAGE HOUSEHOLD SIZE:



2.14

OWNER-OCCUPIED HOMES:

13,691

TOTAL HOUSING UNITS:

22,110

CERRO GORDO COUNTY



2.14

2,491

4,312

CLEAR LAKE



2.18

8,250

13,253

MASON CITY

INCOME LEVELS

PER CAPITA:

\$ 26,841

\$ 28,163

\$ 25,580

MEDIAN HOUSEHOLD:

\$\$ 42,145

\$\$ 43,690

\$\$ 41,561

AVERAGE HOUSEHOLD:

\$\$\$ 54,438

\$\$\$ 58,754

\$\$\$ 53,120

CERRO GORDO COUNTY

CLEAR LAKE

MASON CITY

northiowacorridor.com

REGIONAL MAP



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MIXED USE DEVELOPMENT OPPORTUNITIES

RESIDENTIAL/MULTI FAMILY

- ◀◊ DUPLEX/MULTIPLEX
- ◀◊ SINGLE FAMILY
- ◀◊ MULTI-FAMILY
- ◀◊ TOWNHOMES

COMMERCIAL

- ◀◊ DAYCARE
- ◀◊ FOOD & HOSPITALITY
- ◀◊ RETAIL
- ◀◊ OFFICE
- ◀◊ MEDICAL



REGIONAL INFORMATION

MASON CITY CHAMBER

www.masoncityia.com

CLEAR LAKE CHAMBER

www.clearlakeiowa.com

NORTH IOWA CORRIDOR

www.northiowacorridor.com



CHRIS TERRY

507.398.5250

CHRIS@COREREGRP.COM