



- LESS THAN 5 MILES FROM DUANE ARNOLD ENERGY CENTER
- CONVENIENT ACCESS OFF OF LINN BENTON RD
- DIRECT ACCESS TO THE CANADIAN NATIONAL RAILWAY & ALLIANT ENERGY'S TRANSMISSION LINES

Benton Linn Rd

McVay Rd

McVay Rd

McVay Rd

McVay Rd

DEVELOPMENT LAND | 18.62 ACRES

FOR SALE

\$2,000,000 | \$107,411 / AC

LINN BENTON RD
LINN COUNTY, IA



JASON ROGERS

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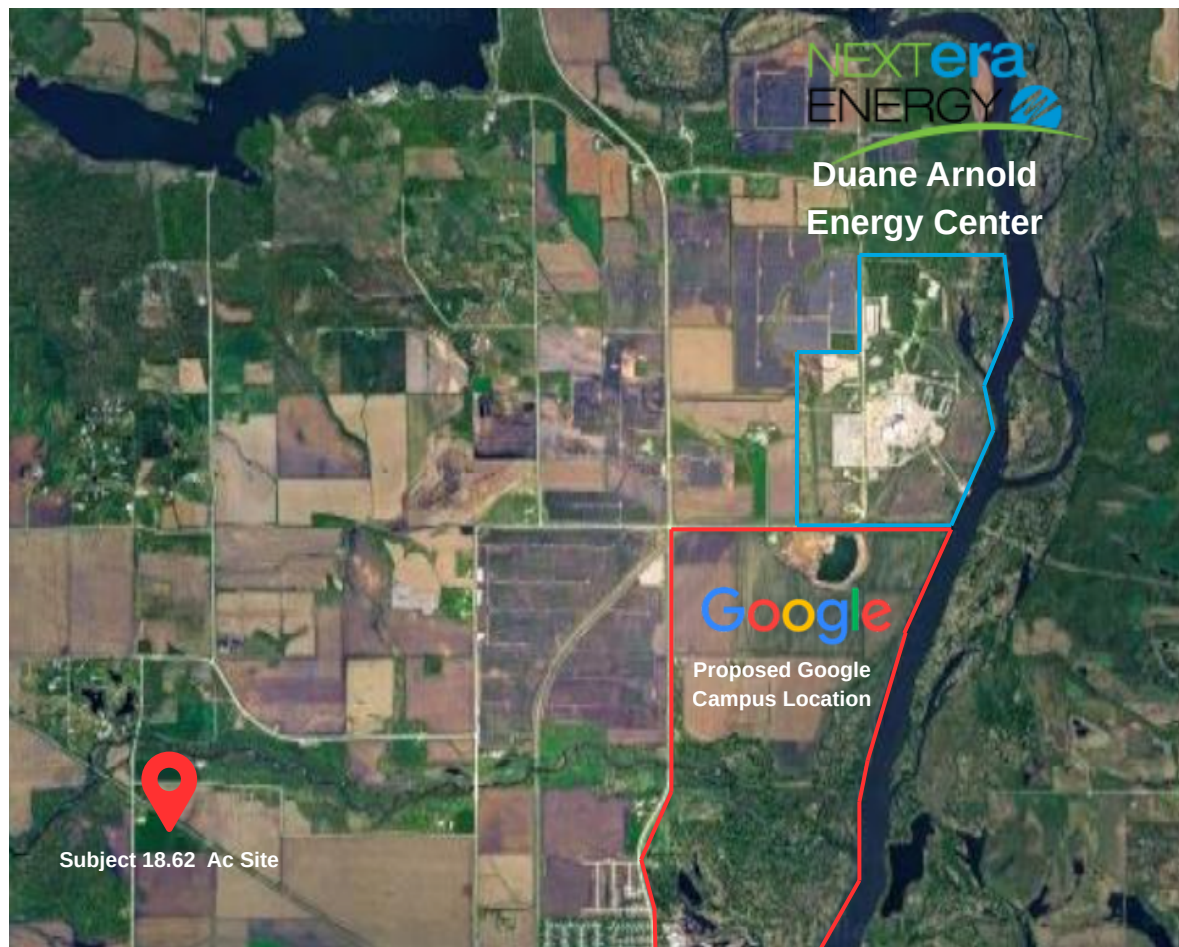
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**LOT DESCRIPTION**

GPN 121922600400000 | 18.62 Acres
Unincorporated Linn County parcel outside
of Palo

SITE HIGHLIGHTS

- This property presents premiere access to the Canadian National Railway and is positioned adjacent to an Alliant Energy Transformer Station.
- NextEra Energy is resuming operations at Duane Arnold Energy Center, a nuclear power facility which will drive power generation for the regions future data center development.
- Google has proposed a \$1B, 545-acre campus including 6 data centers planned for development south of Duane Arnold Energy Center.
- The property is 5 miles from Duane Arnold Energy Center and the proposed Google Campus

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