

# Calhoun County Business Park ROCKWELL CITY, IOWA

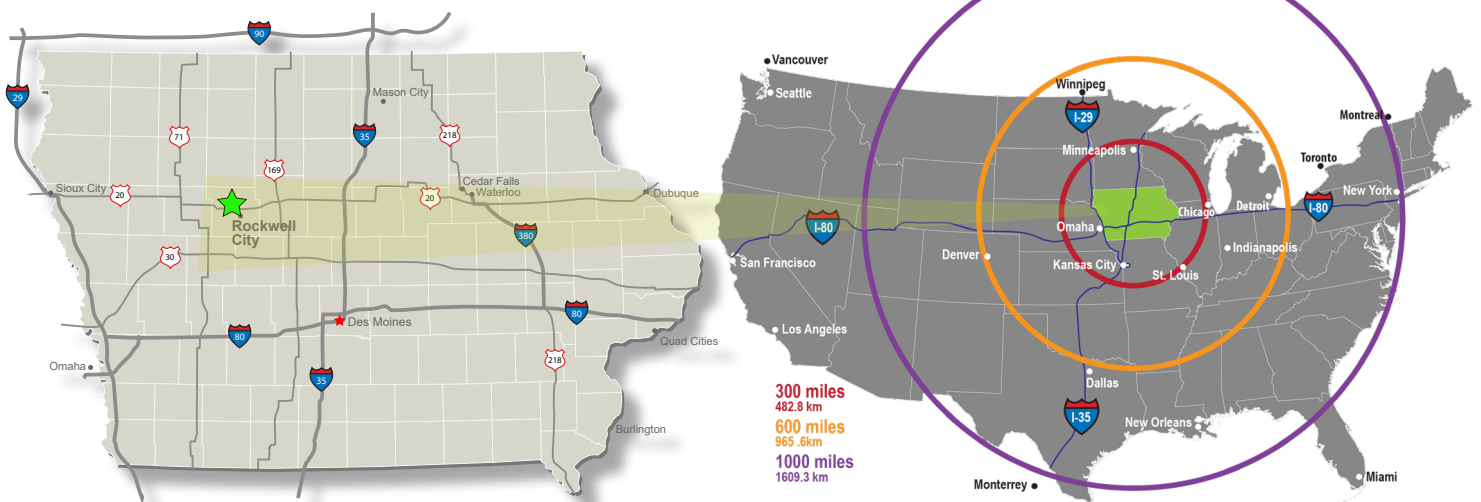


Calhoun County Business Park is a new 115-acre business park located at the intersection of U.S. Highway 20 and IA Highway 4, just north of Rockwell City, Iowa. Already existing at the site is a Sparky's One Stop truck stop and convenience store, located on the southeast side of the property.

Four-lane U.S. Highway 20 provides a direct and easy 56-mile drive to Interstate 35 and 90-mile drive to Interstate 29. The dedicated highway interchange near the Park makes it an ideal location for warehousing, distribution, cold storage, and other logistic service providers.

Rockwell City is located just 4.5 miles away, and the Rockwell City Municipal Airport is 6.5 miles from the Business Park. Sioux Gateway Airport is the nearest commercial airport, located 90 miles away, and Des Moines International Airport is a quick 110-mile trip. Fort Dodge Regional Airport is 33 miles away and offers additional local business and commercial aviation options.

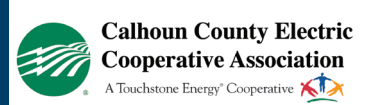
Calhoun County Business Park is located in a Federally-designated Opportunity Zone and is locally designated as an urban renewal area, offering potential financial incentives for development.



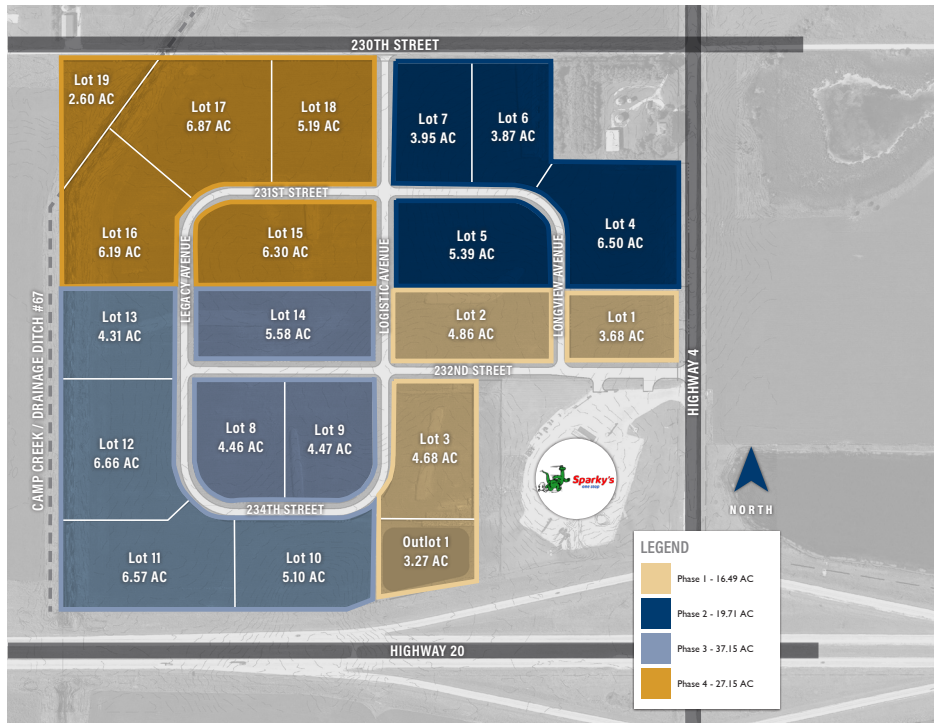
[www.ccedciowa.com/businesspark](http://www.ccedciowa.com/businesspark)



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# CALHOUN COUNTY BUSINESS PARK ROCKWELL CITY, IOWA



## ZONING

Industrial

## UTILITIES

**Electric:** Calhoun County Electric Cooperative Association

**Water:** City of Rockwell City

- Main: 8 inches
- Line: 6 inches
- Pressure: Estimated 35 psi

**Waste Water:** Twin Lakes Utilities

- Main: 3 inches

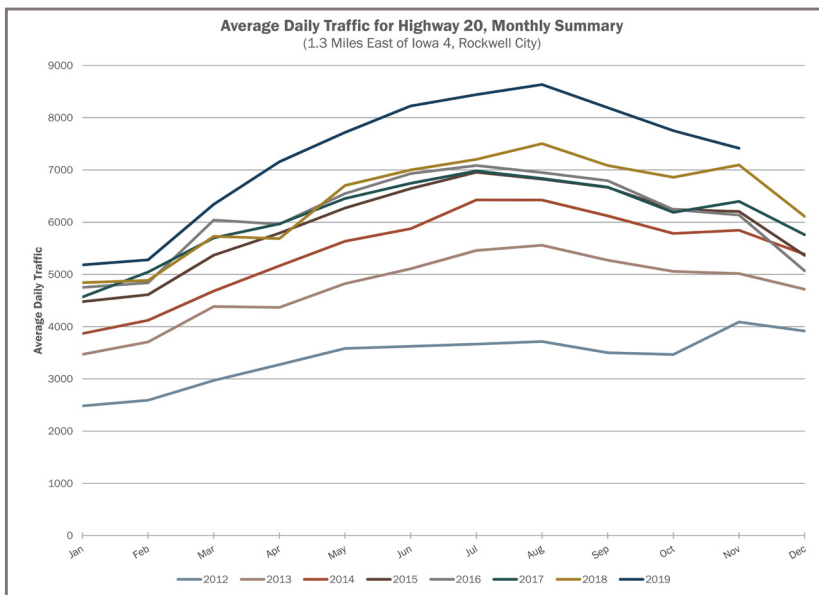
## TELECOMMUNICATIONS

Windstream provides DSL service to the area; high-speed fiber service available upon request.

## SPECIALTY FEATURES

Opportunity Zone and potential TIF District.

## TRANSPORTATION



Since the completion of the four-lane U.S. Hwy 20 project in late 2018, traffic counts have increased significantly, with the first quarter of 2021 showing an average daily traffic count of 5,820 vehicles traveling through the Hwy 20/Hwy 4 intersection.

## CALHOUN COUNTY, IOWA

With its industry anchored in agriculture, crops of corn and soybeans along with livestock operations blanket Calhoun County's 572 square miles, but its open prairie lands also offer a prime opportunity for business expansion and growth.

### Fast Facts:

- Ranked in top third of Iowa's 99 counties for ag products sold (based on 2017 census of agriculture)
- 6th lowest cost of living of all Iowa counties (based on data from the U.S. Census and BLS)
- Home to one of only two walled glacial blue lakes in Iowa – Twin Lakes
- Top industries – agriculture and healthcare services

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