

LISTING

INFORMATION



EMERALD EDGE DEVELOPMENT | 64.75 ACRES

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.

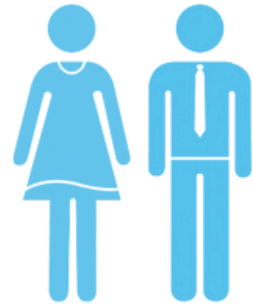


| | Cerro Gordo County Establishments | Cerro Gordo County Employed | Clear Lake Establishments | Clear Lake Employed | Mason City Establishments | Mason City Employed |
|--|--------------------------------------|--------------------------------|------------------------------|------------------------|------------------------------|------------------------|
| 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

| | CERRO GORDO COUNTY | CLEAR LAKE | MASON CITY |
|-------------------------|--------------------|------------|------------|
| AVERAGE HOUSEHOLD SIZE: | 2.14 | 2.14 | 2.18 |
| OWNER-OCCUPIED HOMES: | 13,691 | 2,491 | 8,250 |
| TOTAL HOUSING UNITS: | 22,110 | 4,312 | 13,253 |

INCOME LEVELS

| | CERRO GORDO COUNTY | CLEAR LAKE | MASON CITY |
|--------------------|--------------------|---------------|---------------|
| PER CAPITA: | \$ 26,841 | \$ 28,163 | \$ 25,580 |
| MEDIAN HOUSEHOLD: | \$\$ 42,145 | \$\$ 43,690 | \$\$ 41,561 |
| AVERAGE HOUSEHOLD: | \$\$\$ 54,438 | \$\$\$ 58,754 | \$\$\$ 53,120 |





REGIONAL MAP



northiowacorridor.com

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



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