

TABLE 25 – WATERLOO/CEDAR FALLS, IOWA MSA
 (319) 232-1156 email: info@cedarvalleyalliance.com

EXISTING INDUSTRIAL SITE PROFILE

Identity	Name	Street	City
Site	Evansdale Technology Park	Dubuque Road (50707)	Evansdale
Owner	City of Evansdale	123 N. Evans Road (50707)	Evansdale
Company Contact	Greater Cedar Valley Alliance	10 West 4 th Street, Suite 310 (50701)	Waterloo
Contact Information	Phone	Fax	E-mail
Lisa Skubal or Linda Laylin	(319) 232-1156	(319) 232-1829	info@cedarvalleyalliance.com
Site Characteristics			
Zoning Classification		M-1 (Light Industrial)	
Acreage		35	
Total Usable/Sub-dividable Acres		Contiguous: 1 – 10 acres	
No. of Adjacent Acres for Expansion		n/a	
Soil Type		Top soil, Lean clay w/ fine sand	
Soil Load Bearing Capacity (lbs. per sq. in)		Unknown	
Topography		Flat	
Elevation (mean ft. above sea level)		840 ft.	
Water Table (ft. below ground)		Unknown	
100 Year Floodplain (yes or no)		No	
% of Site in Wetlands		15%	
Phase One Environment Audit Complete		No	
Selling Price per Acre		\$25,000, excludes incentive pricing.	
Transportation			
Highway Linkage			
Name		I-380 & Hwy 218 (Avenue of the Saints)	
Two or Four Lane		Four-Lane	
Distance to Highway		3 miles	

Internal Site Access	Four-Lane Paved
Mass Transit Service	
Distance to Nearest Bus Stop	< 1 mile
Airport Service	
Distance to Nearest Airport	15 miles
Rail Service	
Carrier	n/a
Main or Branch Line	n/a
Spur (yes or no)	n/a
Barge Facilities at Site	
Name of River, Lake, etc	n/a
Channel Depth	n/a
Turning Basin	n/a
Storage Capabilities	n/a
Taxation – Effective Property Tax Rate per \$100 (FY 2008)	
Real Property Tax	
City	\$0.67
County	\$0.74
School	\$1.67
Special District	\$0.12
Total	\$3.20
Personal Property Tax	
City	n/a
County	n/a
School	n/a
Special District	n/a
Total	n/a
Utilities	
Water	
Service Provider	City of Evansdale

Water Main (yes or no)	Yes
Size	12 inches
Distance to Site	On-site
Static PSI	60
Residual PSI	76
Flow per Minute	1,200 gpm
Treatment Plant	Chlorination & Fluoridation
Rated Capacity (mgd)	1.8 mgd
Peak Demand (mgd)	1 mgd
Average Demand (mgd)	.4 mgd
Boost Pump Required	No
On-site Storage	No
Elevated	n/a
Capacity in Gallons	n/a
Sewer	
Service Provider	City of Evansdale
Sewer Main (yes or no)	Yes
Size	8 inches
Distance to Site	On-site
Use of Lift Required (yes or no)	No
Treatment Plant	Activated Sludge
Rated Capacity (mgd)	1.44 mgd
Peak Demand (mgd)	.7 mgd
Average Demand (mgd)	.46 mgd
Storm Drainage System (yes or no)	Yes
Electric Power	
Service Provider	MidAmerican Energy
Service Voltage to Site	13,800 – 3 Phase
Transmission Voltage	69,000 Volts, 161,000 Volts
Distribution Voltage	13,800 Grd Wye/7,970 Volts

Secondary Voltage	Same as service voltage to site
Power Quality	
Total Interruptions per Year	None
Number of Instantaneous Delays	None
Total Outage Duration (hours/year)	None
Dual Feed Available from 1 Substation	3 different substations; multiple feeds from separate substations normally not available to individual customers
Dual Feed Available from 2 Substations	3 different substations; multiple feeds from separate substations normally not available to individual customers
Natural Gas	
Service Provider	MidAmerican Energy
Gas Main (yes or no)	Yes
Size	2 & 1 ¼ inches
Distance in Feet from Site	350 ft.
Gas Pressure	70 and 25
Heat Valve (BTU per Cubic Foot)	1000 BTU per cubic foot
Public Service – Fire & Police Protection	
Fire Insurance Class Rating	5
Fire Fighters	Volunteer
Distance to Nearest Station	1,600 ft.
Police Officers	Not available.
Distance to Nearest Station	800 ft.
24-Hour Police Patrol Provided (yes or no)	Yes
Telecommunications Service	
Local Exchange Carrier	Qwest Communications
Nearest Central Office (C.O.)	NAT&T 1AESS
Location	Waterloo
Distance in Miles	Within 10 miles
Switch	
ADSL Available from C.O.	No

DSL Available from C.O.	Yes (third party provider)
Type (e.g. Analog or Digital)	Digital
C.O. on a Fiber Ring	Yes
Dual Service Provided from Two C.O.	Yes
Fiber Available	Yes
ISDN Available from C.O.	Yes, available at a monthly rate plus activation fee and hardware.
Competitive Local Exchange Carrier	Yes
Points of Presence (POPs)	Yes (2 POPs)
List All Major Long Distance Carriers	MCI, AT&T, Sprint
Location of Closest Major Carrier POP	MCI – Downtown Waterloo; AT&T – Suburban Waterloo
Distance in Miles	MCI – 15 miles; AT&T – 10 miles
Location of Building in a Classified Zone (yes or no)	
State Enterprise Zone or Tax Increment Finance District	Yes, 5 year property tax abatement.
Enterprise Community	No
Empowerment Zone	No
Foreign Trade Zone	No
Specialized Local Zone	No

Source: Greater Cedar Valley Alliance, July 2008.

This information cannot be published or altered without the prior written consent of Greater Cedar Valley Alliance. We encourage the use of the information by site selection consultants and companies as deemed necessary to evaluate the community for business locations.