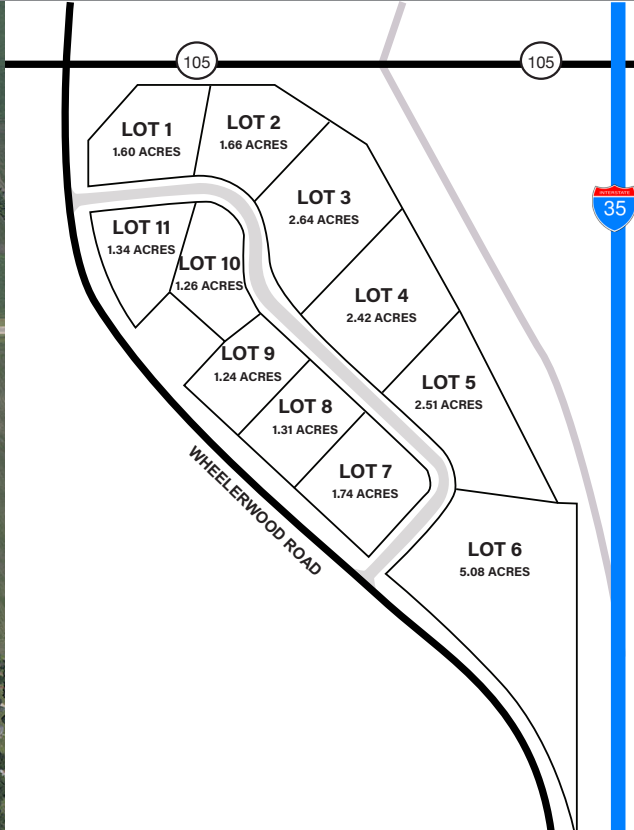


22 ACRES OF COMMERCIAL/RETAIL ZONED LAND FOR SALE



ZONING SUMMARY:

The "C-2" District is intended to provide space for a wide variety of highway service commercial uses, including highway and other retail uses not permitted in other C Districts. It is intended that this district be located along major streets, highways or Interchange areas and not close to residential areas.

DISTRICT REGULATIONS:

- Minimum Lot Area - None
- Front Yard Setback - 30 feet
- Rear Yard Setback - 30 Feet
- Side Yard Setback - None (5' if a side yard is provided) Maximum Height - 35 feet and/or 2.5 stories

LOCATED AT INTERSTATE 35 EXIT 214

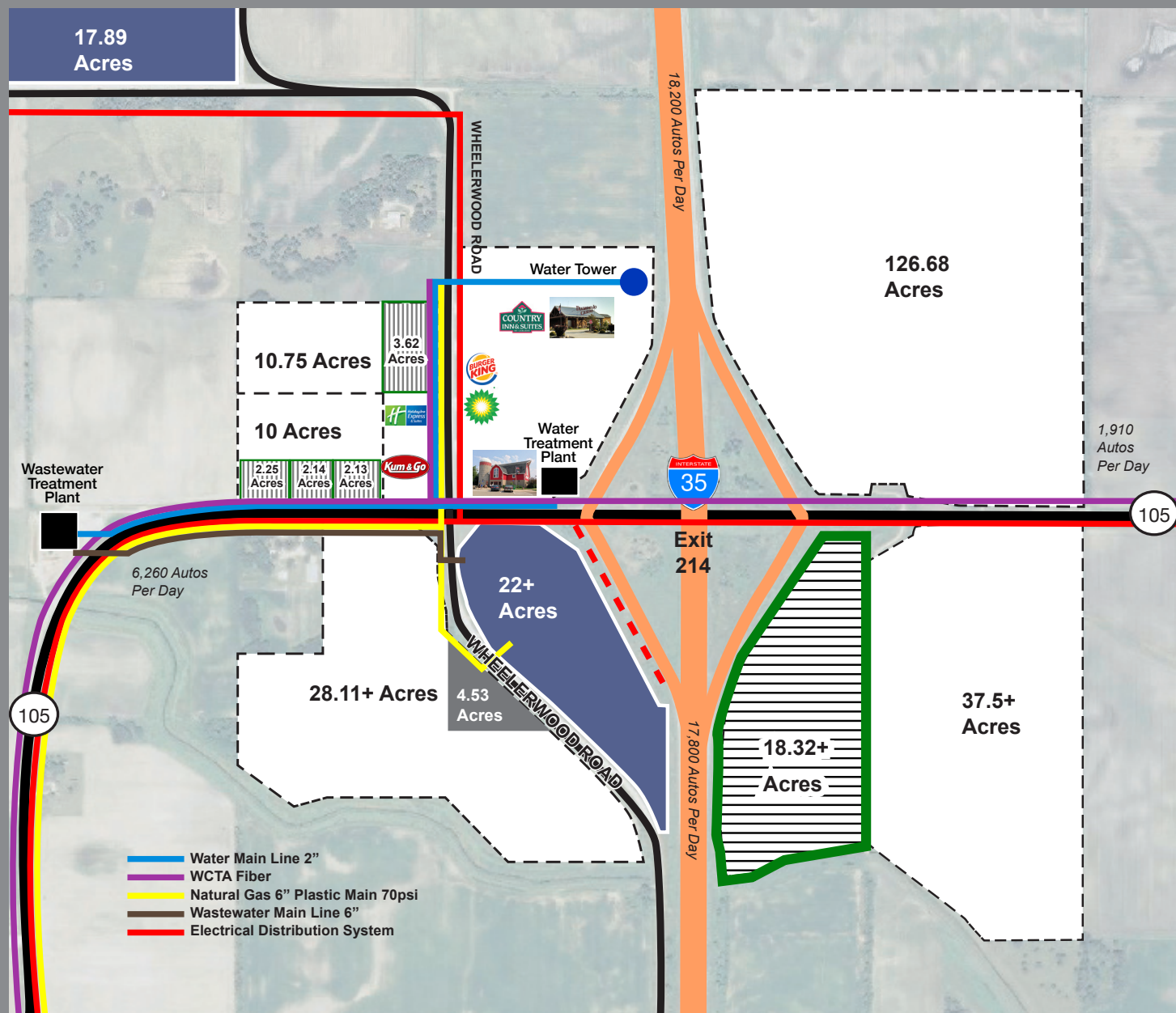
- North to Minneapolis.....111 miles (1 hr 48 min)
- North to Albert Lea 16 miles (18 min)
- East to Northwood7 miles (11 min)
- West to Lake Mills 11 miles (15 min)
- South to Des Moines 134 miles (2 hr 4 min)
- South to Ames 105 miles (1 hr 38 min)



MELISSA MICHAELIS, Executive Director
WINN-WORTH BETCO
 Director@Winn-WorthBetco.com

CALL 641-592-0800

22 ACRES OF COMMERCIAL/RETAIL ZONED LAND FOR SALE






ELECTRIC | Heartland Power Cooperative
 Jon Leerar
 General Manager - Heartland Power
 jleerar@heartlandpower.com
 (888) 584-9732 office

TELECOM/FIBER | WCTA
 Mark Thoma
 General Manager - WCTA
 mark.thoma@wctatel.net
 (800) 592-6105 office

WATER/WASTEWATER
 Chris Maiers
 Environmental Health Specialist
 cmaiers@peopleservice.com
 (319) 883-6554 cell

NATURAL GAS | Black Hills Energy
 Economic Development - BHE
 (800) 306-4237 office

-  C2 Highway Commercial Zoning
-  Worth County Site For Sale 15.67 acres m/l
-  Agent/Broker Represented



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