



WEST METRO RAIL PARK

Certified® Site

RFI Response - Project ###



Greater Dallas County Economic Development Alliance
 Dallascounty-ia.org | 515-987-2020 | iwunsch@dallascounty-ia.org

PRIMARY INFORMATION

Ownership	West Metro Rail Park LLC
Parcel Size	284 certified acres. Can be subdivided. Adjacent property available for purchase.
Price	Land- \$35,000 to \$40,000 per acre

SITE INFORMATION

Telecom & Fiber	Near-Site- 4 month timeframe for T1 extension. Windstream Communications provider.
Electric	On-Site- Distribution line-13 kV, Transmission line-69 kV. 2 miles from substation MidAmerican Energy provider
Natural Gas	On-Site- MidAmerican Energy distributor, Northern Natural Gas service provider.
Water	On-Site- 10-inch main on I-80 easement. Warren Water & Xenia Rural Water providers
Sewer	Near-Site- 1.25 miles with plans to serve when needed. City of Dexter provider

MAPS

Flood Plain	Included– Site out of 100 year and 500 year flood plain
Zoning	Included– Zoned PIP-Planned Industrial Park
Topography	Included
Utility Map	Included
Location- General	Included
Transportation	Included
Site Overhead	Included

JURISDICTION

Governance	Dallas County Supervisors. 3 member board
Permitting and Zoning Process	All permits, including building permits and zoning compliance, are under the jurisdiction of Dallas County Iowa. Building permits require approved site plans.

TRANSPORTATION

Trucking	Interstate 80 is located on north edge of property; County Highway P53 serves the site and has an I-80 interchange at Exit 100. I-35 is located approximately 21 miles from property.
Air– Commercial	DSM International Airport is 37 miles E of Dexter (35 minute drive time.) The airport has 7 passenger carriers, 2 charter carriers and 4 air cargo carriers.
Air– Regional	Winterset Regional Airport: located 17 miles from site with 2 runways, longest being 3,000 ft by 50 ft. Perry Regional Airport: located 27 miles from site with 2 runways longest being 4,000 ft by 75 ft but expanding to 5,500 ft by 75 ft.
Rail	Iowa Interstate Railroad has access to all Class 1 carriers through 8 different interchange locations spanning from Council Bluffs, Iowa to Chicago, Illinois.

WORKFORCE

Laborshed	Included - Most current Regional Study
-----------	--



WEST METRO RAIL PARK



Certified® Site

RFI Response - Project ###

2018

Greater Dallas County Economic Development Alliance
Dallascounty-ia.org
515-987-2020
lwunsch@dallascounty-ia.org

STUDIES/REPORTS

Wetlands	Completed - Issues mitigated. Summary included on page 6
Endangered Species	Completed - No issues found. Summary included on page 7
Environmental	Phase 1 Completed.. No issues found.. Summary included on page 8
Cultural	Completed - Phase 1 Completed-No issues found. Summary included on page 9
Geotech/Soil	Completed - No issues found. Summary included on pages 10-13

COVENANTS/SET-BACKS

Covenants	Nothing specific to the park..
-----------	--------------------------------

PROJECT SPECIFIC INFORMATION

Logistics	The West Metro Rail Park has direct access to both rail and interstate, making it a perfect location for any manufacturing or warehousing project.