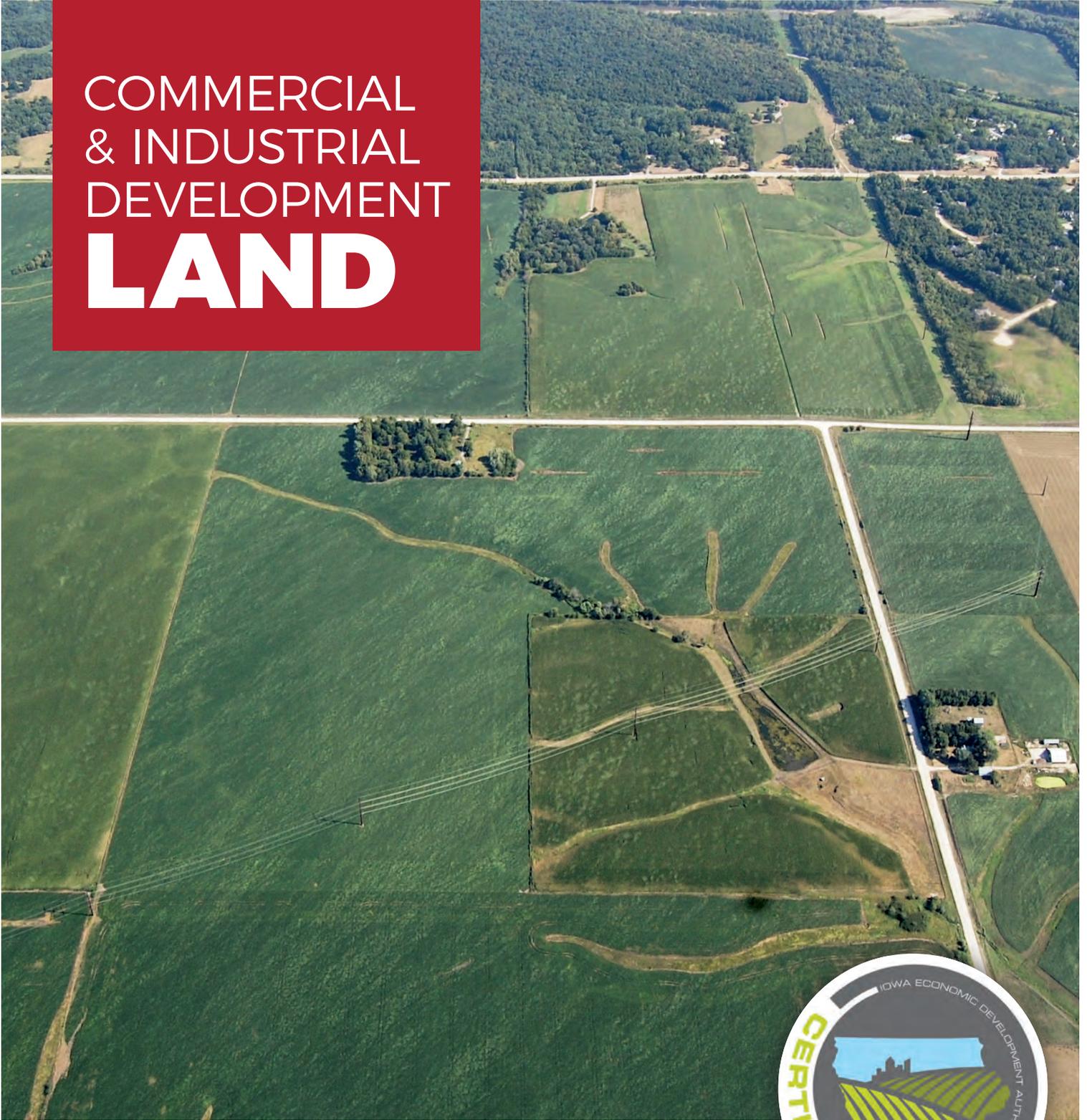


COMMERCIAL & INDUSTRIAL DEVELOPMENT **LAND**



120 ACRES M/L | VAN METER, IOWA



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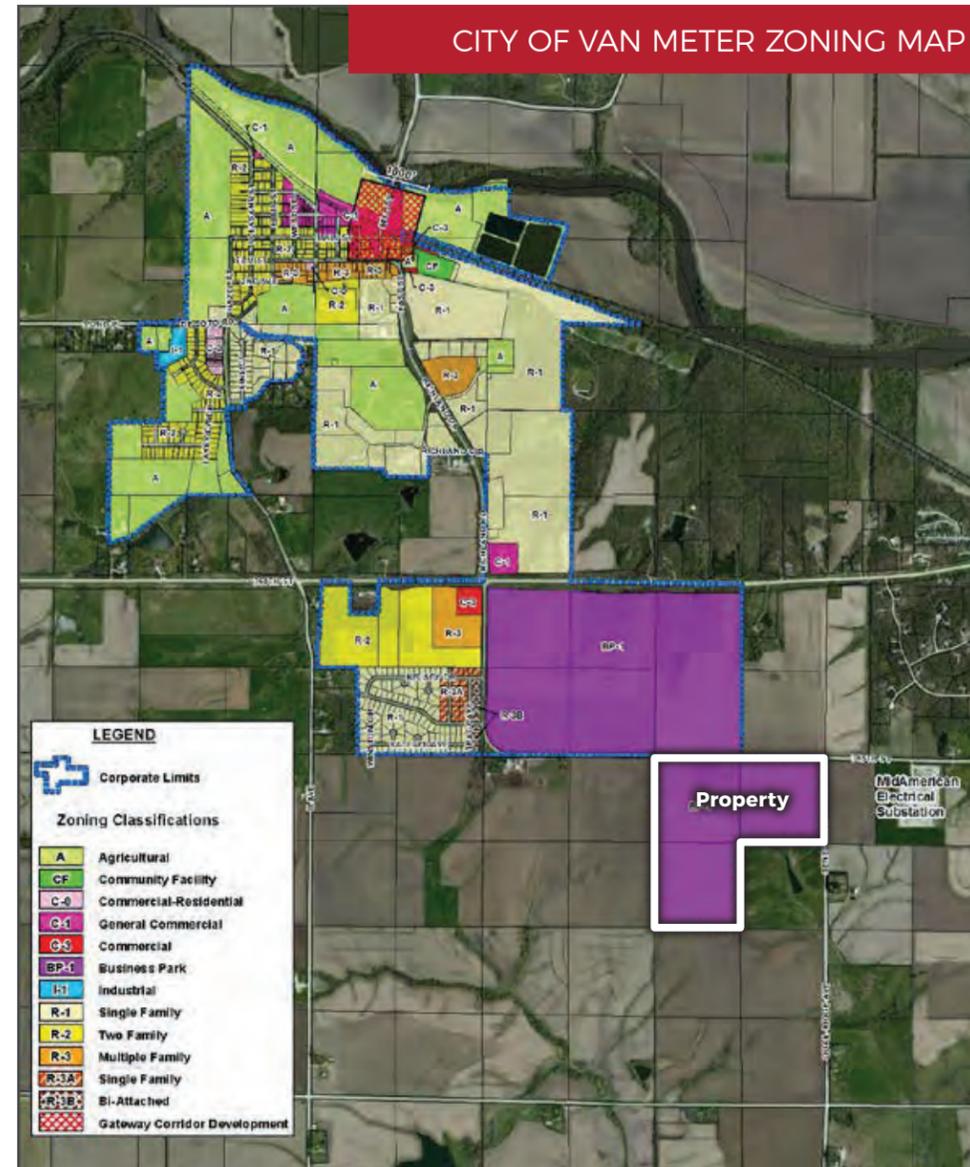
DEVELOPMENT LAND



Offering 120 acres m/l of prime commercial and/or industrial development land situated west of West Des Moines, Iowa. The site has been designated as a "Shovel Ready" development site by the Iowa Economic Development Authority's (IEDA) Site Certification Program. Situated in close proximity to an electric substation with abundant power capacity, as well as multiple long-haul fiber lines from AT&T, Level 3, Windstream and CenturyLink, this site is has been recognized as ideal for data center or industrial development, qualifying for several incentive programs through the State of Iowa. The site has been officially annexed into the incorporated city limits of Van Meter, and the city is ready, willing, and able to extend necessary sewer, water, and road infrastructure to the site upon approval of a pending project. The site has great access to and from major travel corridors such as Interstates 80 and 35, and is located just 17.5 miles from Des Moines International Airport.

The purpose of the Site Certification Program is to certify participating sites as suitable for industrial, commercial, and data center users, and create "shovel ready" development sites through an extensive due diligence process where all aspects of the physical site, its surroundings, available road and utility infrastructure, etc. are evaluated and approved by a committee industry experts. Comprehensive documentation for all required elements of the Site Certification is in place and can be made available upon request. This site was certified on April 28, 2014.

CITY OF VAN METER ZONING MAP



ZONING

The site is zoned Commercial and designated BP1, Business Park. Commercial districts generally have a 25-foot front yard setback and 35-foot rear yard setback. The side yard setback varies depending on the adjoining zoning district, but is usually less than 20 feet.

POWER

The nearby MidAmerican substation is fed by five 345 kV lines and three 161 kV lines which can "handle substantially greater loads" even during peak usage. In 2012, MidAmerican officials advised the substation could accommodate up to 600 megawatts in its then present state and more through its expansion. MidAmerican representatives state electric rates to industrial clients range from 4 cents to 6 cents per kilowatt hour.

FIBER

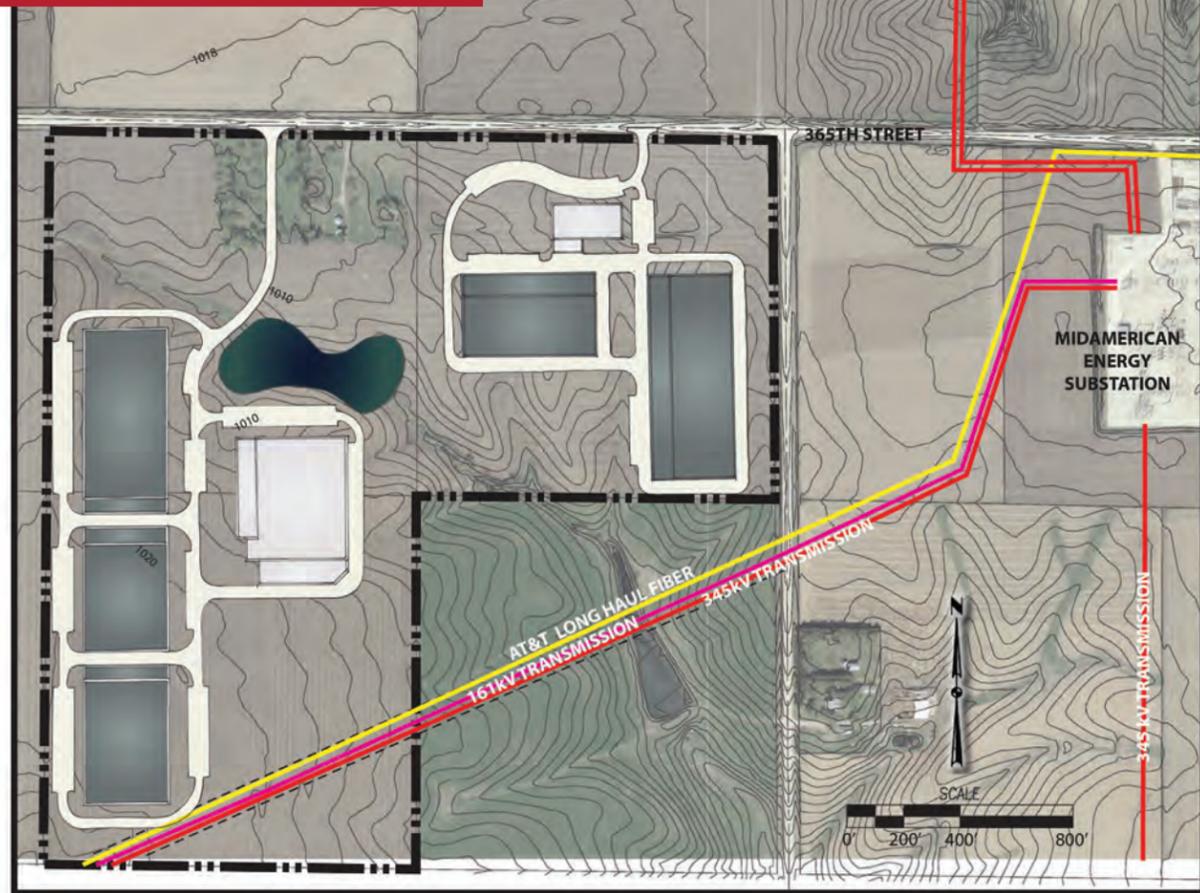
AT&T long-haul fiber runs directly through the property along the transmission line right-of-way. Level 3 and CenturyLink long-haul fiber lines run along F90/360th St. which is one-half mile north of the site. Sprint long-haul fiber runs along the railroad right-of-way. Windstream and CenturyLink each have local fiber near the property. CenturyLink officials stated its capacity in the area is unlimited, it has the ability to extend service to the site, and there are no known right-of-way with the potential fiber route.



DEVELOPMENT LAND

CONCEPT DRAWING

This rendering, prepared by engineering firm, Civil Design Advantage in Grimes, Iowa, depicts the Site's ability to accommodate Microsoft's West Des Moines data center and an existing Digital Realty data center located in Ashburn, VA.



SEWER

The City of Van Meter is willing and able to provide sanitary sewer service to the site. A 10 inch diameter sanitary sewer is located on the west side of Richland Road at 365th Street near the west boundary of the site. The capacity of the existing sewer is a minimum of 0.8 mgd of which 0.1 mgd is currently dedicated to residential users located in the development one-half mile west of the site. The city has completed plans to expand its wastewater treatment facility, and construction of the facility will be development driven.

PHASE I AND PHASE II ENVIRONMENTAL REPORTS

Phase I and Phase II Environmental Site Assessments have been completed on the site as a qualifying part of the Certified Site Program through Iowa Economic Development Authority. The site's "development-ready" condition has been verified by these reports and IEDA, and there are no hazardous environmental issues/materials on the site. The Phase I and Phase II Environmental Site Assessments are available upon request.

WATER

A 12 inch water main is located west of the site on Richland Road and near the west boundary of the site. The capacity of this main is 1,100 gallons per minute (gpm), and the current load is 100 gpm. This line has a static pressure of approximately 65 psi and a residual pressure under normal usage in the range of 60 psi to 62 psi. In addition, Warren Water District has a 6 inch main located along F90 and a 4 inch main at R Avenue available for non-fire protection purposes with a range of 40 psi to 50 psi. Other redundant water sources include Des Moines water, aquifer well water, and other sources of gray water.

The City of Van Meter has acquired land, performed a well field exploration, conducted a pilot plant study, and contracted with an engineering firm for the design of an updated water treatment facility. In addition, the city is currently in preliminary discussions with surrounding communities regarding the possibility of a joint water treatment to create a regional water utility operation that would further expand capacity. The city expects to break ground on the project in the Spring of 2019 with possible completion in 2020 or 2021 pending regional discussions. This timeline is based on current need and could be accelerated to accommodate an end user as necessary.

DEVELOPMENT LAND

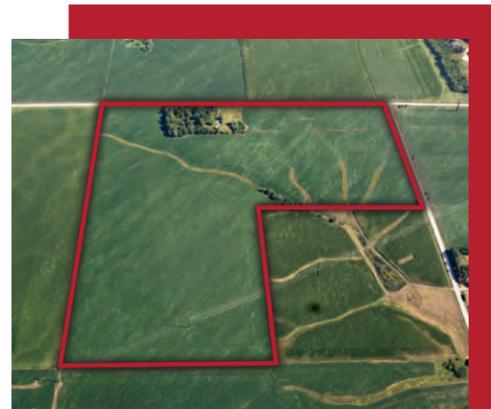


LOCATION

- Centrally located to all major US cities
- Adjoins MidAmerican Energy substation
- 1.8 miles from Van Meter, IA and 10.8 miles from West Des Moines, IA
- 3.1 miles from Interstate 80
- 6.4 miles from Microsoft Data Center in West Des Moines, IA
- 8.6 miles from Interstate 35
- 14.3 miles from Microsoft Data Center #2 in West Des Moines, IA
- 17.5 miles from Des Moines International Airport
- 26.4 miles from Facebook Data Center in Altoona, IA
- 30 miles from Ankeny Regional Airport

LEGAL DESCRIPTION

The North 1/2 of the Southwest 1/4 and the Southwest 1/4 of the Southwest 1/4 of Section 35, Township 78 North, Range 27 West of the 5th PM, Dallas County, Iowa.



MORE INFORMATION

For more information, maps, and photos, please look up listing #14152 on our website PeoplesCompany.com

LOGISTICS

The Site is located 17.4 miles from the Des Moines International Airport (DSM). Street traffic from the airport flows normally at all times with a travel time between DSM and the Site taking approximately 20 minutes. DSM offers passenger service to major hubs around the country with an effective balance of commercial airlines that provide multiple daily flights. Those flights carry approximately 2 million passengers annually. That places the Des Moines International Airport in the top 100 most active commercial airports in the nation. Due to its location at the crossroads of America, DSM also has a strong presence of air cargo carriers, including UPS and FedEx.



