Mason City, IA
BDO Zone Rating: **'A'**

- ✓ **1.4 million bdt** per year low-risk corn stover supply at a delivered price range of **$87-$99/bdt** or **$44-$50/bale**.
- ✓ High yielding corn region that warrants long-term corn stover supply.
- ✓ Corn producers willing to participate under mutually beneficial agreements.
- ✓ Greenfield site in an industrial park with all utilities available capable of accommodating multiple projects.

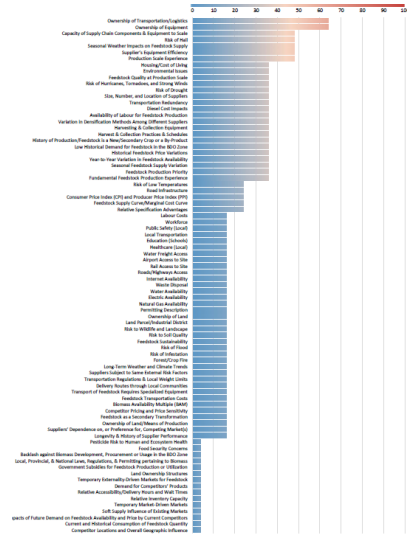
View and download the Richland Parish BDO Zone Rating **here**.

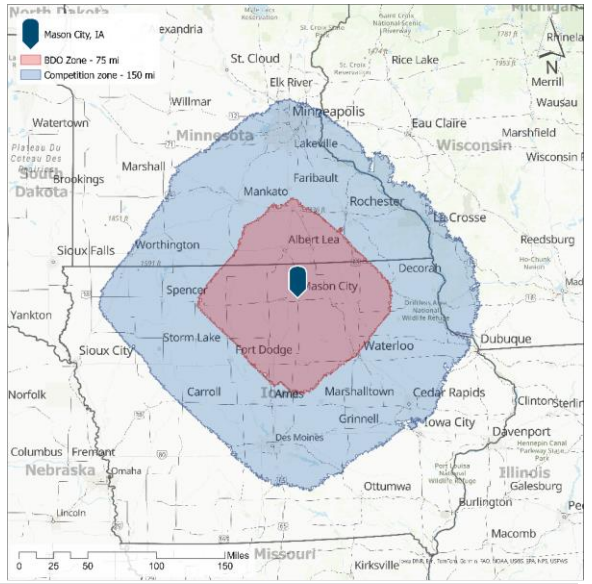
MASON CITY, IOWA
Bioeconomy Development Opportunity Zone

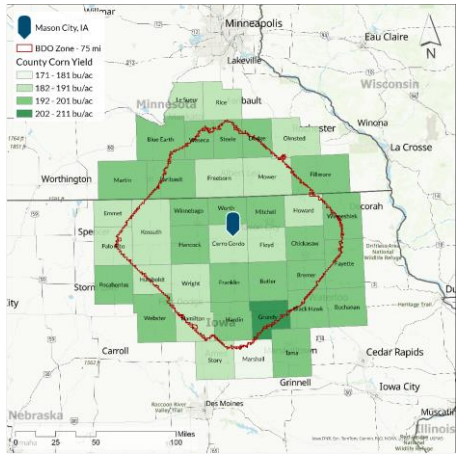
RATING GRADE: 'A'
Date of Issue: July 16, 2024

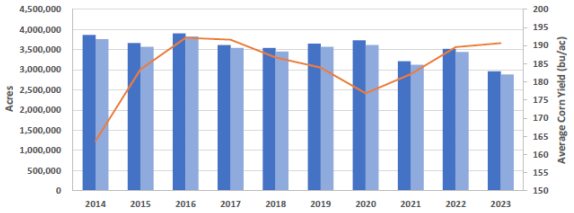
A
High Quality

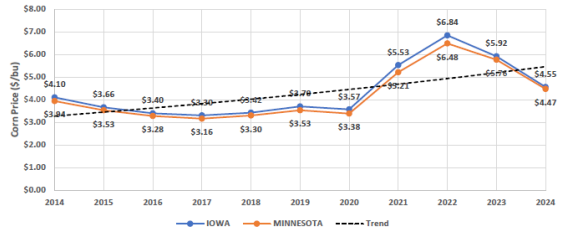
The Mason City, IA Bioeconomy Development Opportunity Zone is rated 'A'. There is a significant quantity of underutilized corn stover that can be acquired by a new Bio-project with low risk of supply and pricing.











BD|THE BIOFUEL DEVELOPMENT
OZ|OPPORTUNITY ZONE INITIATIVE

BD|THE BIOFUEL DEVELOPMENT
OZ|OPPORTUNITY ZONE INITIATIVE

NORTH IOWA Corridor

Perfectly Positioned for the New Bioeconomy

North Iowa BDO Zone ‘A’ Rating for Corn Stover

Chad Schreck
President & CEO
North Iowa Corridor EDC



Who We Are:

The North Iowa Corridor supports business and industry expansion projects in Mason City, Clear Lake, and Greater Cerro Gordo County to promote job growth and private investment for our region.

#1 STATE FOR COST OF LIVING
- (CNBC, 2023)

#1 STATE FOR MILLENNIAL HOMEOWNERS
- (REAL SIMPLE, 2023)

#3 BEST STATE TO LIVE
- (THE TRAVEL, 2024)



North Iowa Overview

A BEST CITY FOR ARCHITECTURE
- (CONDE NAST TRAVELER)









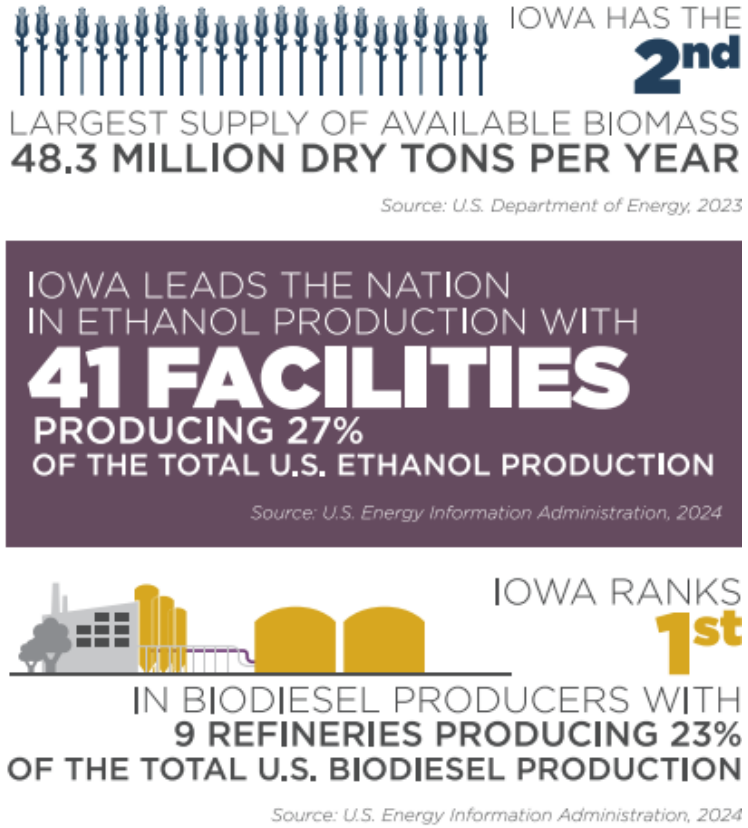
North Iowa Industry

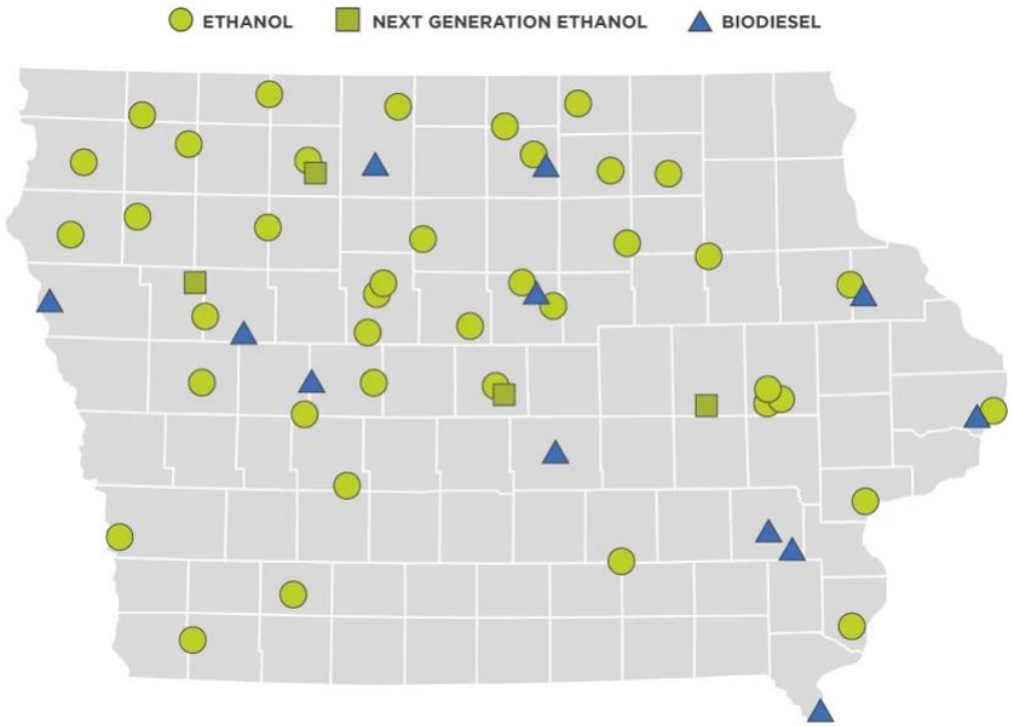
Primary Industries:
Advanced Manufacturing
Agriculture/Agribusiness
Renewable Fuels
Food Processing
Healthcare
Transportation/Logistics

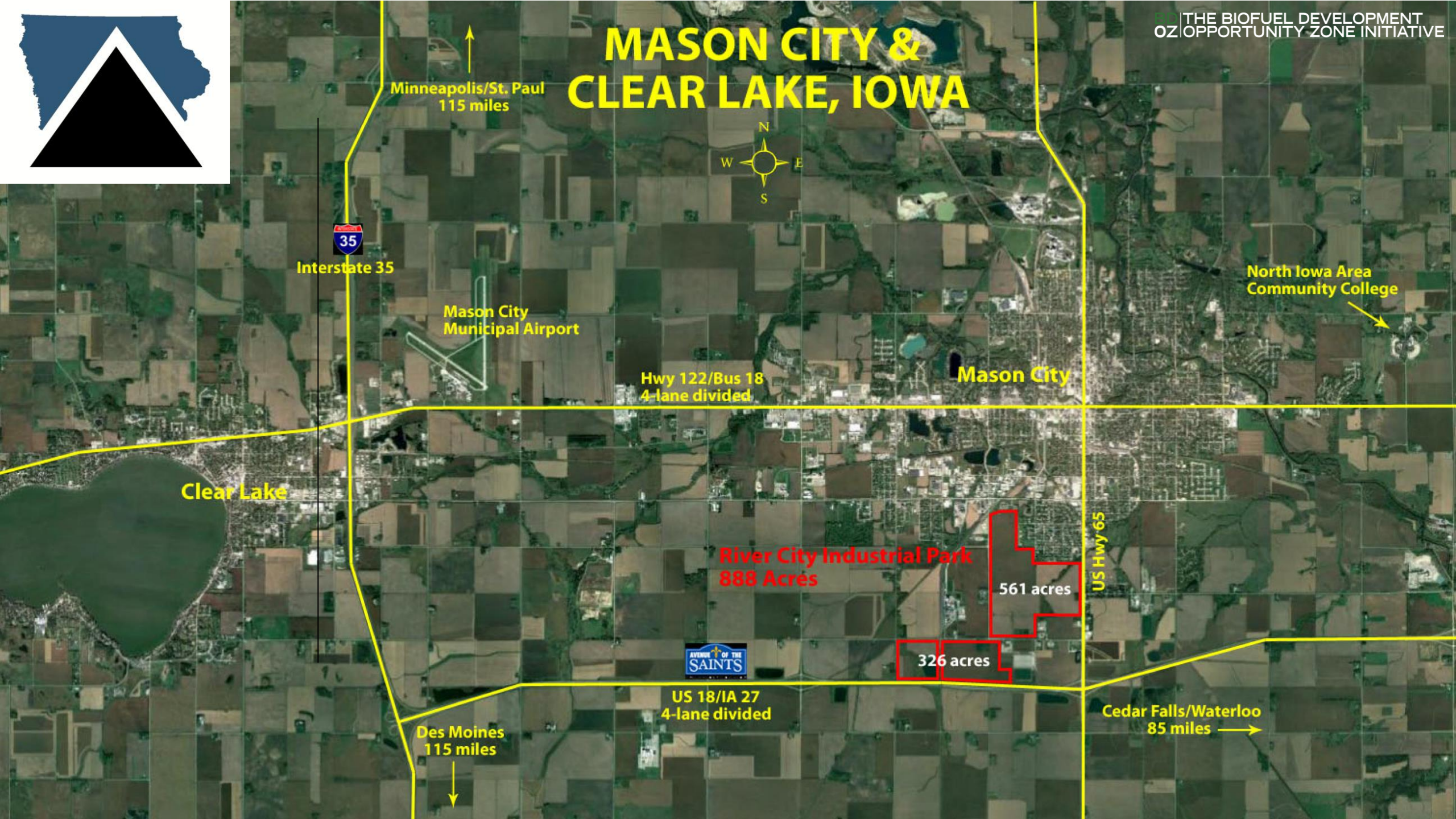
McKESSON
WINNEBAGO
CURRIES
ASSA ABLOY
KraftHeinz
NutriQuest
STELLAR INDUSTRIES INC.
Golden Grain Energy
Energy for a Clean Environment
BUSHEL BOY
Chevron
Sukup
POET
MERCYONE
Smithfield
MASONITE ARCHITECTURAL
Cambrex
IMT
Valero
Cargill
Cargill Kitchen Solutions
WOODHARBOR Doors & Cabinetry
Heidelberg Materials
Alliant Energy

Renewable Fuel Production in Iowa

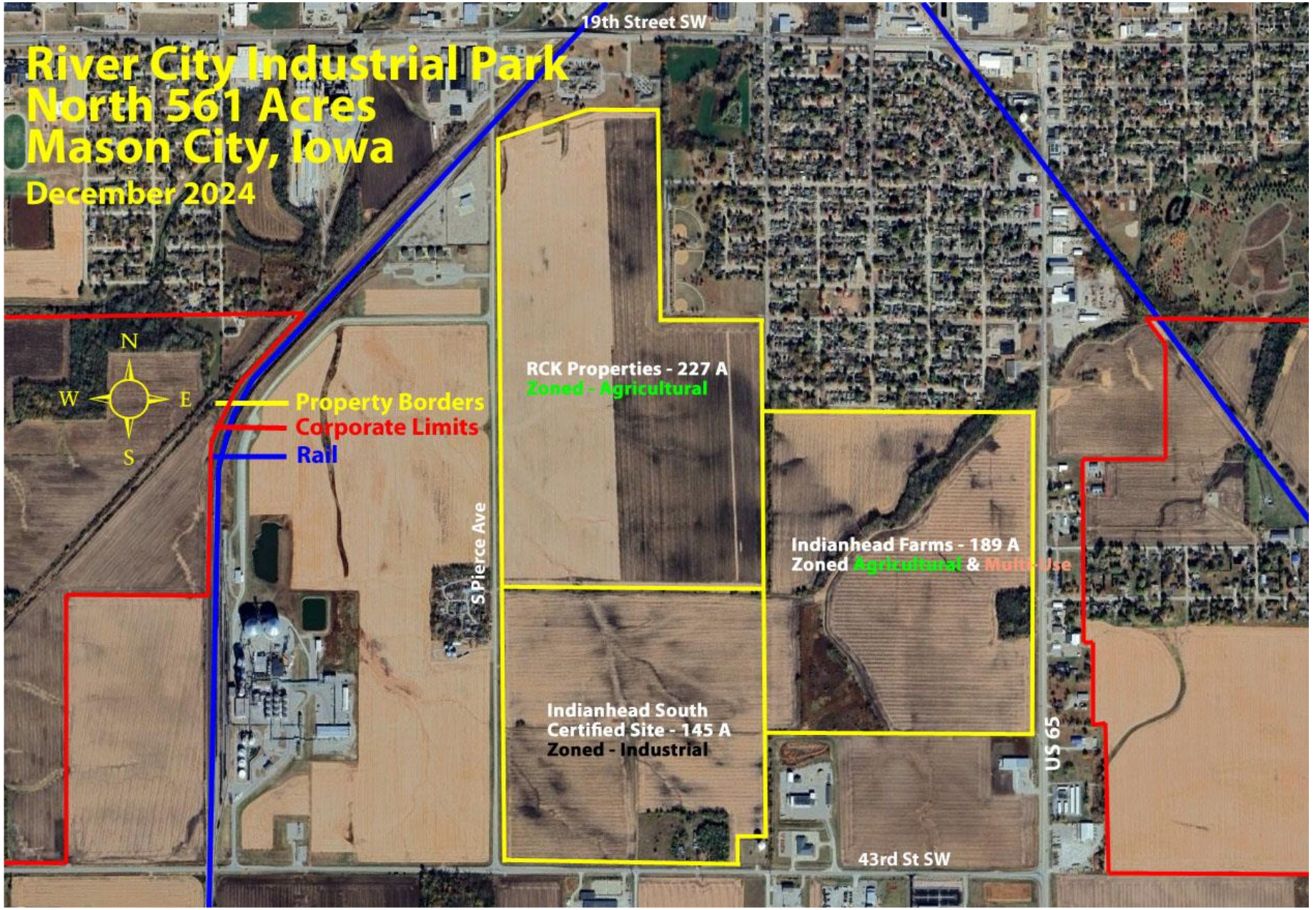




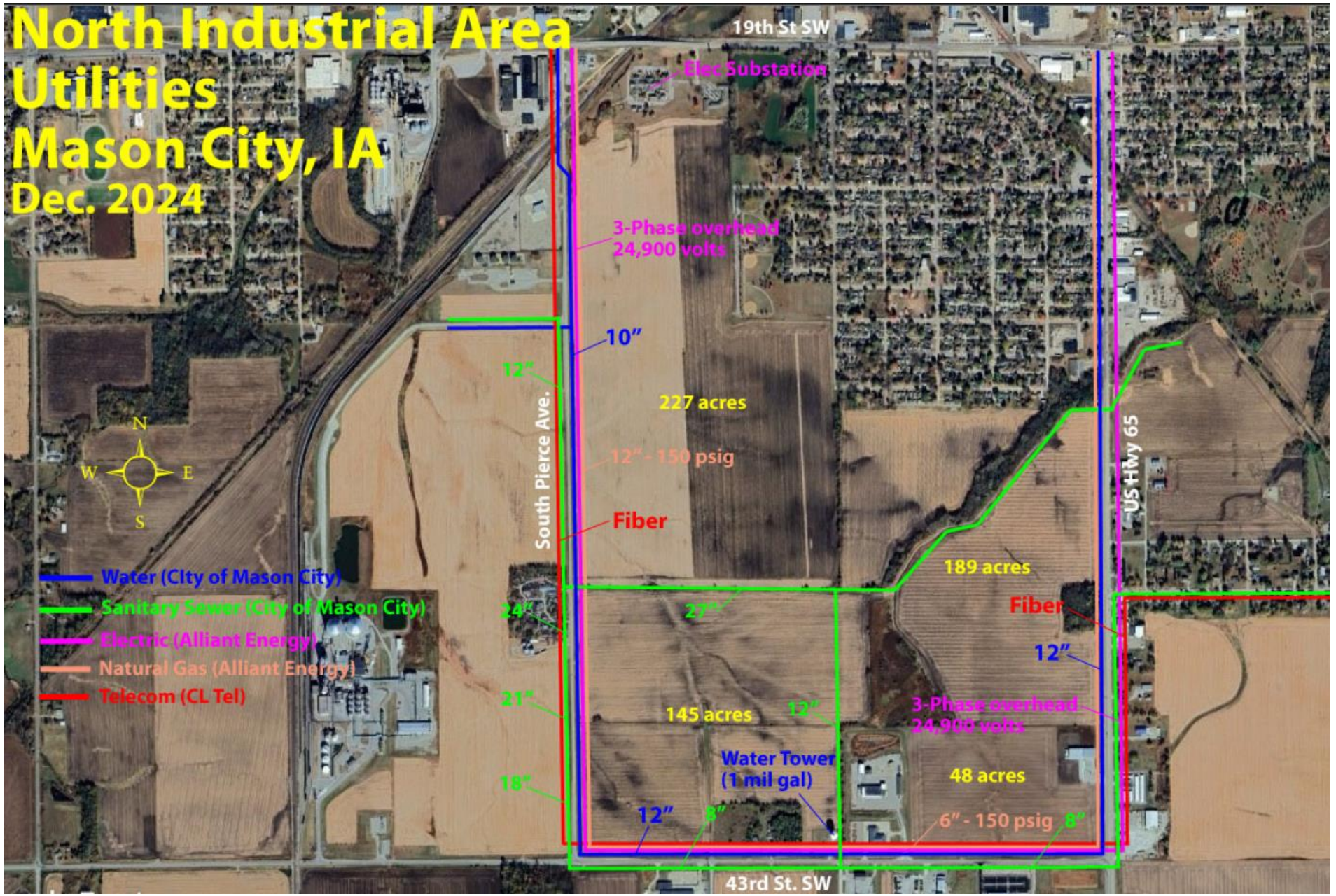



MASON CITY &
CLEAR LAKE, IOWA
THE BIOFUEL DEVELOPMENT
OZ OPPORTUNITY ZONE INITIATIVE
Minneapolis/St. Paul
115 miles
N
W
E
S
35
Interstate 35
Mason City
Municipal Airport
North Iowa Area
Community College
Hwy 122/Bus 18
4-lane divided
Mason City
Clear Lake
River City Industrial Park
888 Acres
561 acres
US Hwy 65
326 acres
AVENUE OF THE SAINTS
US 18/IA 27
4-lane divided
Des Moines
115 miles
Cedar Falls/Waterloo
85 miles

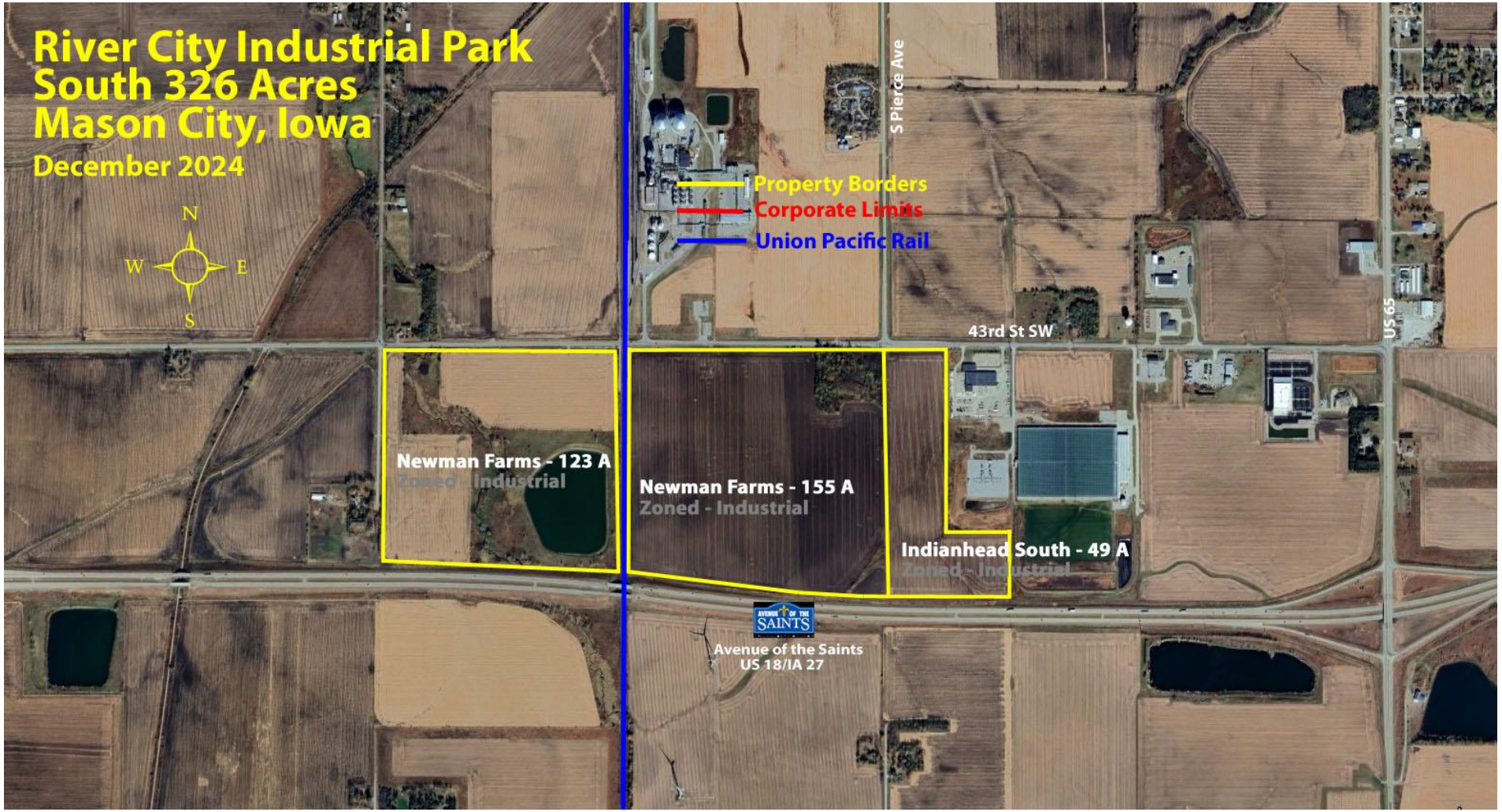


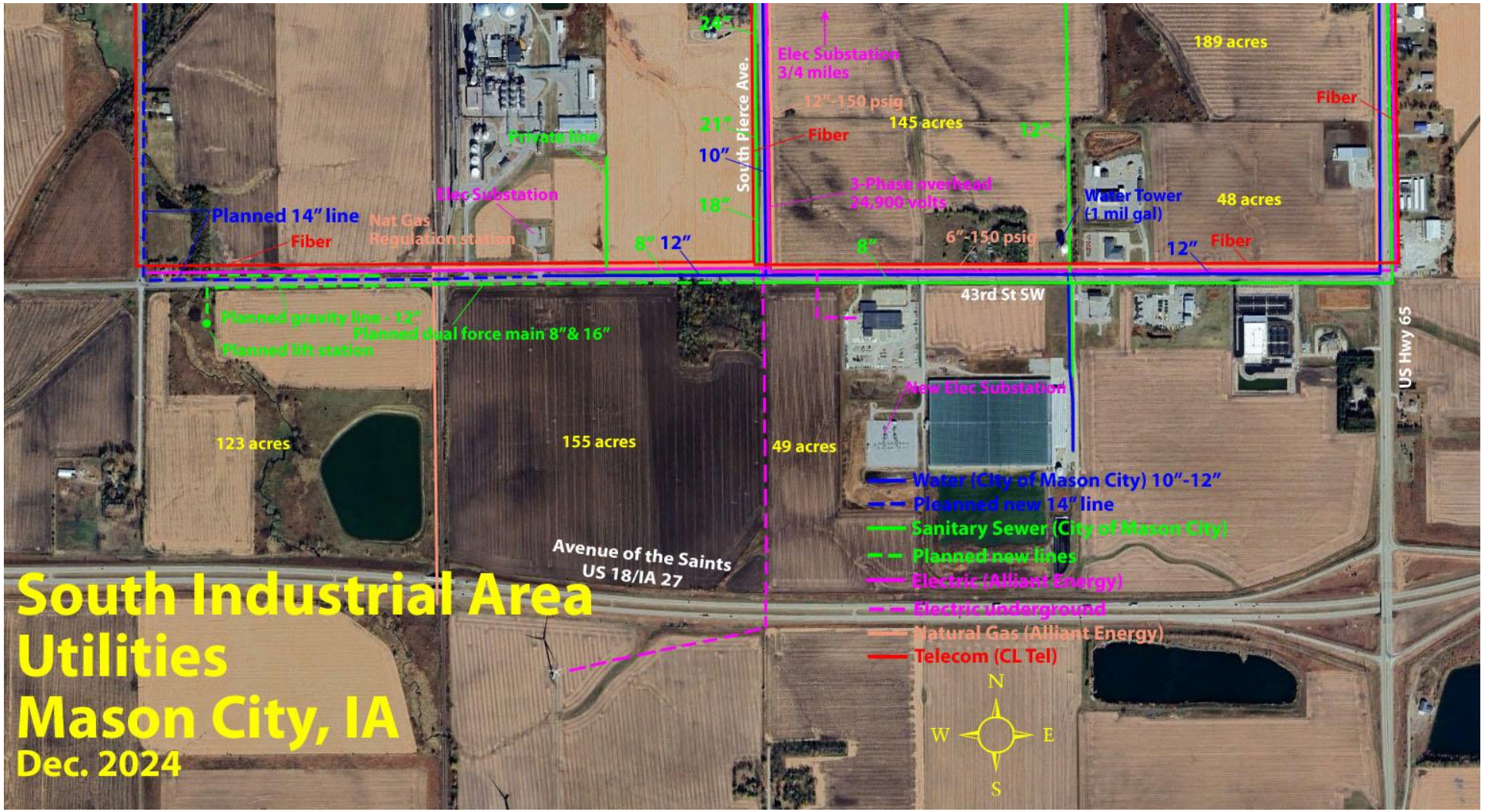

River City Industrial Park
North 561 Acres
Mason City, Iowa
December 2024
19th Street SW
N
W
E
S
Property Borders
Corporate Limits
Rail
RCK Properties - 227 A
Zoned - Agricultural
Indianhead Farms - 189 A
Zoned Agricultural & Multi-Use
Indianhead South
Certified Site - 145 A
Zoned - Industrial
S Pierce Ave
US 65
43rd St SW




North Industrial Area
Utilities
Mason City, IA
Dec. 2024
19th St SW
Elec Substation
3-Phase overhead
24,900 volts
10"
12"
227 acres
12" - 150 psig
Fiber
South Pierce Ave.
US Hwy 65
189 acres
Fiber
12"
3-Phase overhead
24,900 volts
145 acres
12"
Water Tower
(1 mil gal)
48 acres
6" - 150 psig
8"
12"
8"
43rd St. SW
24"
27"
21"
18"
N
W
E
S
Water (CIty of Mason City)
Sanitary Sewer (City of Mason City)
Electric (Alliant Energy)
Natural Gas (Alliant Energy)
Telecom (CL Tel)

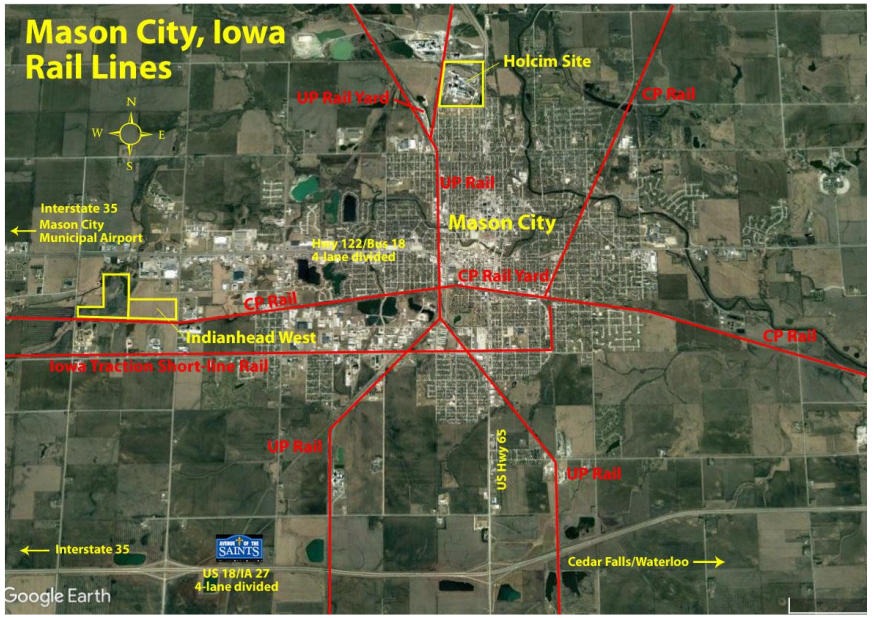



River City Industrial Park
South 326 Acres
Mason City, Iowa
December 2024
N
W
E
S
Property Borders
Corporate Limits
Union Pacific Rail
S Pierce Ave
43rd St SW
US 65
Newman Farms - 123 A
Zoned - Industrial
Newman Farms - 155 A
Zoned - Industrial
Indianhead South - 49 A
Zoned - Industrial
Avenue of the Saints
US 18/IA 27


South Industrial Area
Utilities
Mason City, IA
Dec. 2024
Planned 14" line
Fiber
Nat Gas Regulation station
Elec Substation
Private line
24"
21"
10"
18"
South Pierce Ave.
Elec Substation 3/4 miles
12"-150 psig
145 acres
Fiber
12"
189 acres
Fiber
3-Phase overhead 24,900 volts
Water Tower (1 mil gal)
48 acres
6"-150 psig
8"
8" 12"
12"
Fiber
43rd St SW
Planned gravity line - 12"
Planned dual force main 8" & 16"
Planned lift station
US Hwy 65
New Elec Substation
123 acres
155 acres
49 acres
Avenue of the Saints
US 18/IA 27
Water (City of Mason City) 10"-12"
Pleanned new 14" line
Sanitary Sewer (City of Mason City)
Planned new lines
Electric (Alliant Energy)
Electric underground
Natural Gas (Alliant Energy)
Telecom (CL Tel)
N
W
E
S

Transportation Infrastructure

Interstate Access
- Interstate 35
  - 2 hours to Minneapolis or Des Moines
- Avenue of the Saints/Highway 122
  - 2 hours to Cedar Rapids, 6 hours to St. Louis



Rail Access
- Union Pacific
- Canadian Pacific Kansas City Southern (CPKC)
- Iowa Traction Railroad

Mason City Municipal Airport
- United Airlines – 2 flights to and from Chicago O'Hare daily
- Private service

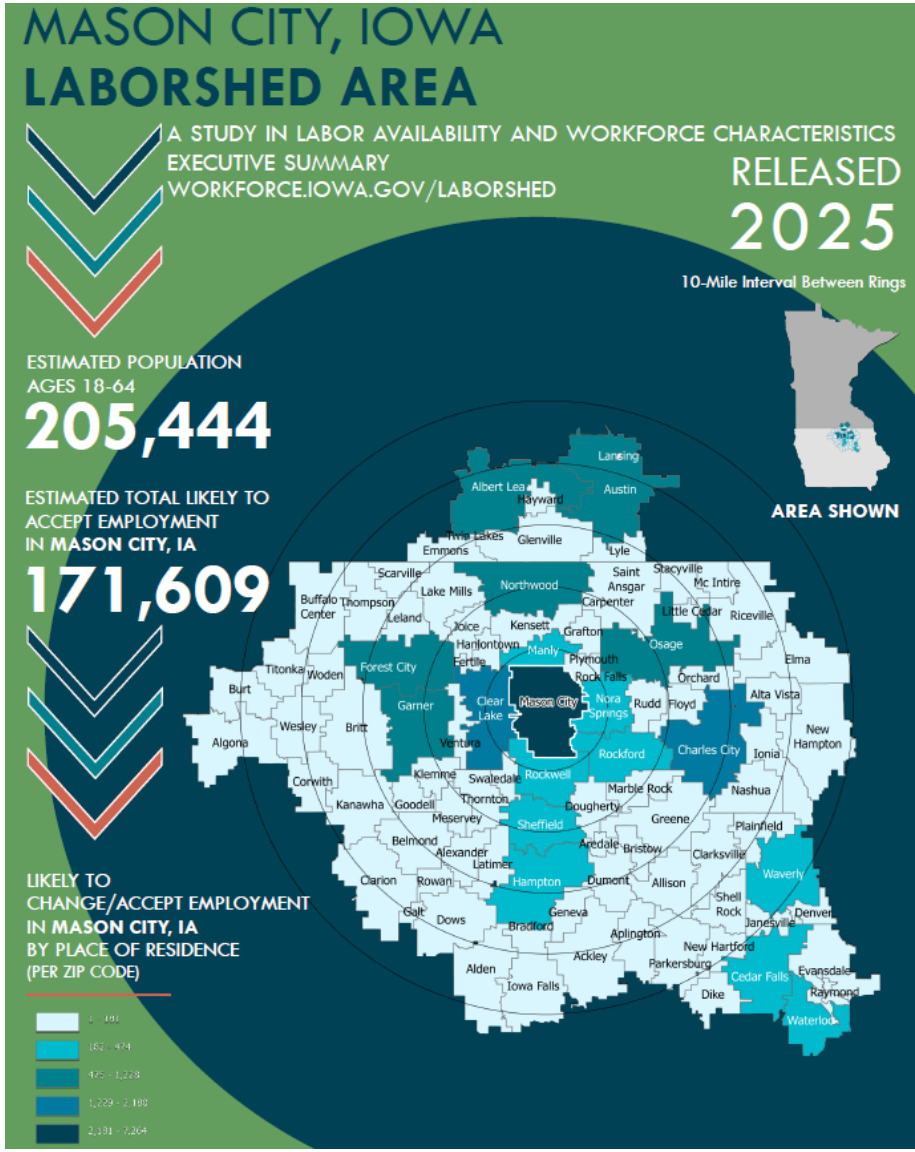
Social Infrastructure and Workforce

Over $75 million community investments in quality of life and amenity projects since 2020

- Prairie Rock Trails: bike park, mountain bike trails, regional trail system, and river walk
- Surf District: enhancements to national historic landmark Surf Ballroom
- River City Renaissance: New hockey/ multipurpose arena with 2 minor league hockey teams, new downtown hotel/ convention center, performing arts pavilion

New Restaurant/Retail Development

- Chik-Fil-A, Old Navy, Ross, Five Below, Ulta Beauty, Bowling Alley/Entertainment Center



Social Infrastructure: Housing

$200+ million investment in multifamily housing projects since 2020

- Over 550 new apartment/townhome units

$50+ million in multifamily housing projects currently in development

- Over 200 apartment/townhome units under construction to open by summer 2026

New Restaurant/Retail Development





24% lower electricity Rates than national average

Economic Development Incentives

Iowa Renewable Chemical Production Tax Credit

Incentive for high-value chemicals derived from biomass feedstocks, at $.05/pound. According to the U.S. Department of Agriculture, the credit represents the “strongest” incentive package for the bio-based chemical industry.

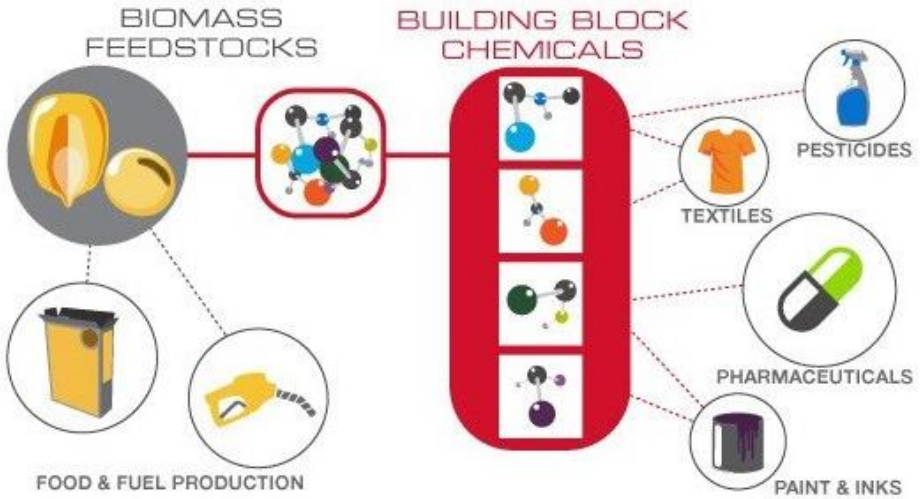
Iowa High Quality Jobs Program

Iowa New Jobs Training Fund & Tax Credit

Opportunity Zone

New Market Tax Credit

Tax Increment Financing



BD|THE BIOFUEL DEVELOPMENT
OZ|OPPORTUNITY ZONE INITIATIVE

NORTH IOWA Corridor

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www.ThisisNorthIowa.com



