Great River Business Park

SITE NAME: Great River Business Park

LOCATION: I-80 & Middle Road Interchange, Bettendorf, IA

ACREAGES: Site #1 = 110 acres
          Site #2 = 117 acres
          Site #3 = 114 acres
          Site #4 = 60 acres

LAND USE: Mixed Use

ZONING: Commercial, Industrial & Agricultural

TOPOGRAPHY: Site #1 - Rolling
              Site #2 - Rolling
              Site #3 - Level
              Site #4 - Rolling

ACCESS:

HIGHWAY: Interstate 80 is directly adjacent. Interstate 74 intersects with I-80 three miles to the west.

AIR: Eleven miles to Quad City International Airport, seven miles to Davenport Municipal Airport.

UTILITIES:

WATER: Iowa American Water Co.
       12 inch main now serving Sites 3 & 4.
       8 inch main extension to Sites 1 & 2 in '05-'06 CIP

SEWER: City of Bettendorf
        15 inch gravity flow now serving Sites 3 & 4
        6 inch force main now serving Sites 1 & 2

NATURAL GAS: MidAmerican Energy Company.
             Available upon request.

ELECTRIC: MidAmerican Energy Company.
          Available upon request.

TELEPHONE: CS Technologies, Inc.
           Fiber-Optic Sonet Network,
           1 trillion bits per second currently available.

PROPERTY TAX RATE: $31.19 per $1,000 assessed value

FINANCIAL ASSISTANCE: City Tax Increment Financing
                      Bi-State Regional Revolving Loan Fund
                      State Loan/Forgivable Loan Program

CONTACT: Steve Van Dyke
        Director of Economic Development
        City of Bettendorf
        1609 State Street
        Bettendorf, Iowa 52722
        563-344-4060 (Direct)
        563-344-4012 (Fax)
        svandyke@bettendorf.com
        website: www.bettdev.com

Interstate Interchange - This pristine interstate interchange is the first undeveloped, fully accessible interchange in Iowa proceeding west on Interstate 80. Only five miles from the Iowa- Illinois border, these sites provide market access to 37.4 million customers within a 300 mile radius.

Fiber Optics - All sites offer access to a fast, secure and reliable fiber-optic sonet network. Firms concentrating in finance, insurance and logistics will find the information solutions they need.