

LIBERTY SQUARE

Regional Demographics

Clinton, IA

- Laborshed Population: 237,676
- Average Hourly Wage: \$15.83
- Average Household Income: \$48,932
- Average 2010 Home Price: \$99,100
- Cost of Living Index: 81% of National Average
- 88.7% High School Graduation Rate
- 79.1% of Potential Candidates in the labor pool have education beyond high school
- 22 Four-Year Colleges/Universities and 34 Two-Year Colleges within 60 miles

Note: Regional Influence - 20 Mile Radius



LIBERTY SQUARE

Clinton, Iowa



Parcel Areas (approximate acreages)

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Representative Parcel Concept

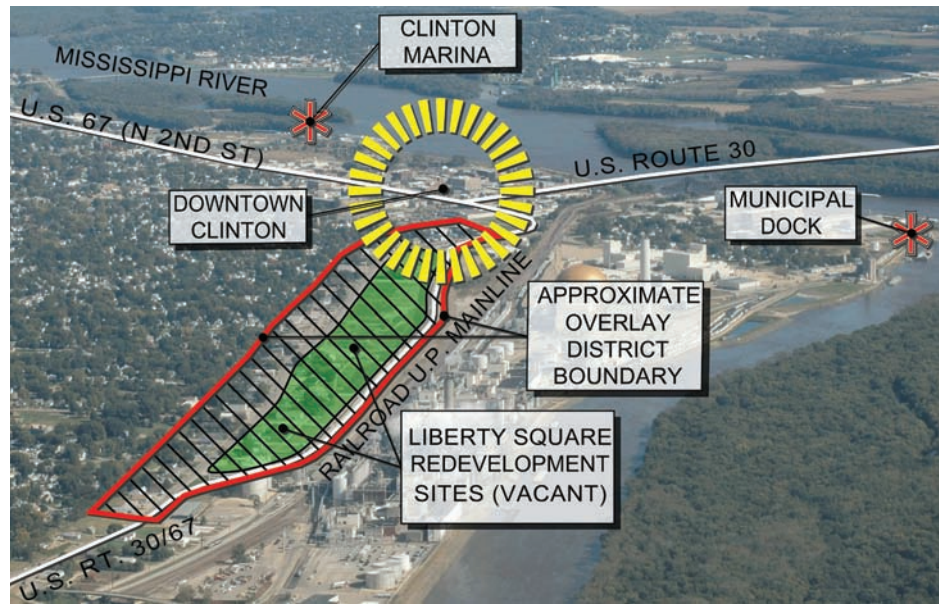


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CLINTON, IOWA

A Great Place To Live...



Liberty Square Project Overview

- Purpose: To redevelop the Liberty Square Corridor with consistent, compatible uses that can improve the community's economic base, attract and retain additional quality workers, and enhance the health and well-being of Clinton residents.
- Project initiated in 1996 as a joint initiative between the US Environmental Protection Agency, Iowa Department of Transportation, and the City of Clinton.
- Bounded by U.S. 30/Camanche Avenue to the north, U.S. 30/Liberty Avenue to the South, South 14th Street to the west, and South 4th Street to the east.
- Approximately \$36.1 million dollars of outside funding leveraged to help complete the reconstruction of U.S. Highway 30/67 and removal of environmental contaminants.



Project Details

- 1.75-mile stretch of roadway
- Competitively priced land
- Shovel ready sites available
- Separation of combined sewers - adequate sizing and capacity
- Excellent Highway Access-U.S. Route 30 reconstruction complete
- Environmental site assessment activities satisfied due diligence requirements and cleared lands for immediate redevelopment
- Streetscape elements completed including gateway entrances, brick paving, sculptures, decorative street lighting, multi-purpose recreational trail, trees, and landscaping



- Designated "Iowa Great Places" city by the Iowa Department of Cultural Affairs
- Located along the beautiful Mississippi River
- Historical Downtown Clinton and Lyons District
- Eagle Point Park
- Alliant Energy Field - Home to the Clinton LumberKings Minor League Team
- Wild Rose Casino and Resort
- Discovery Trail along the Mississippi River
- Bickelhaupt Arboretum
- New Marina
- Sawmill Museum
- Clinton Area Showboat Theatre
- Home to Ashford University and Clinton Community College



Regional and Local Area Highlights

- Located 120 miles directly west of Chicago with great access to major transportation routes throughout the Midwest
- Area trails connected to the Mississippi River Trail
- Liberty Square is a Gateway corridor into Clinton and the State of Iowa
- Opportunity to redevelop a community's urban core
- Multi-modal transportation options available within the community including Class I railroads, a municipal airport, a 4-lane highway, and barge transport via the Mississippi River
- High visibility - between 14,000 and 15,200 cars travel the corridor daily (2010 Annual Average Daily Traffic)



Liberty Square Overlay District

- Promotes consistent and comprehensive development of the area.
- Quality development ensured through design standards, land uses, height, area coverage, parking and loading requirements, signage, and landscaping
- Flexible Lot Design and Zoning (i.e. C-1, C-2, M-1)
- Mix of Commercial, Office uses including Restaurants, Florist Shops, Entertainment, and Light Industrial including Wholesale Trade, Industrial Services, Warehousing and Freight Handling
- Various lot and parcel pads from 1 to 15 acres



Available Incentives

- Streamlined Development Process
- Tax Increment Financing (TIF)
- Liberty Square is a designated Enterprise Zone
- Urban Revitalization
 - 3 year, 50% property tax exemption for eligible improvements