

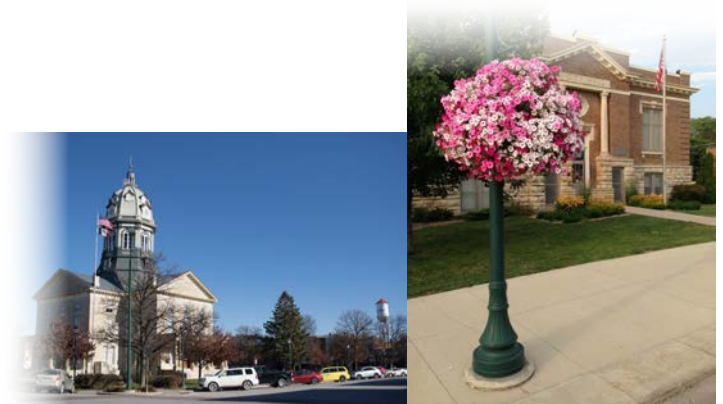
WINTERSET, IOWA

ZONE ASSETS

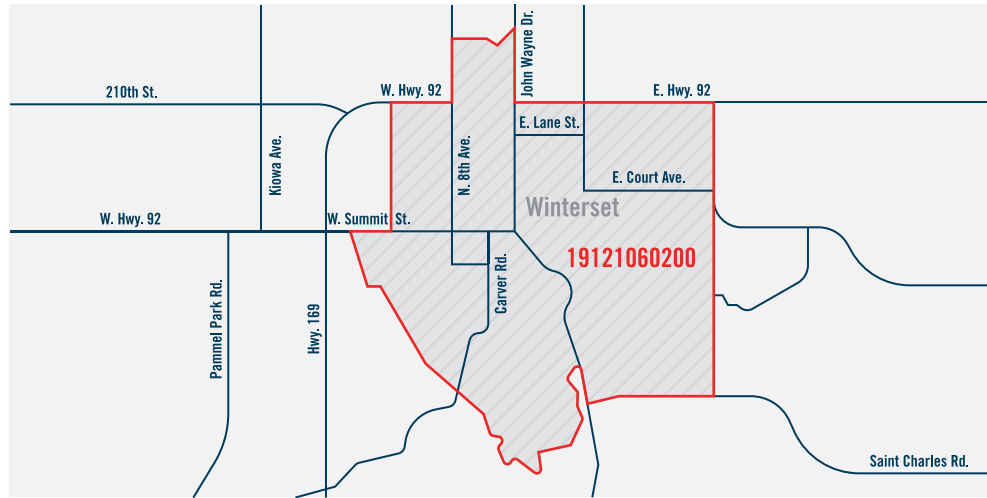
- Award-winning Winterset School District — high-achieving elementary and middle school, as well as the 2019 Iowa Superintendent of the Year.
- Winterset Courthouse Square Commercial Historic District, a very active retail and entertainment district.
- John Wayne Birthplace Museum.
- Municipal electric supply features a high percentage of non-emission energy.

ZONE OPPORTUNITIES

- 310-acre greenfield development site on east side of Winterset. Currently undergoing site master planning with the possibility of becoming an Iowa Certified Site.
- 1.4-acre retail or multi-family housing redevelopment site on North John Wayne Drive.
- An expansion project has been planned and approved for Winterset Municipal Airport, adjacent to the Zone.



WINTERSET, IOWA



Census Tract #: 19121060200
Land Area (Square Miles): 6.3
Zip Code: 50273

Zone Typology: Residential, Retail, Mixed-Use

JOBS		
2010	2015	% CHANGE
1,983	2,131	+7.5%

RESIDENTS		
2010	2018	% CHANGE
3,157	3,446	+9.2%

Top 3 Industries:

1. Health Care and Social Services
2. Retail
3. Finance and Insurance

Median Household Income:
 \$48,194

Median Age:
 39.5

Vacant Residential Properties:
 Number: 205
 Percentage: 9.0%

Local Incentives: Tax Increment Financing, Tax Abatement, Incentives and several Local Low-Interest Revolving Loan Funds

New Market Tax Credits: Yes

USDA Programs: Yes; Madison County is a rural county defined by USDA

For more information:

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