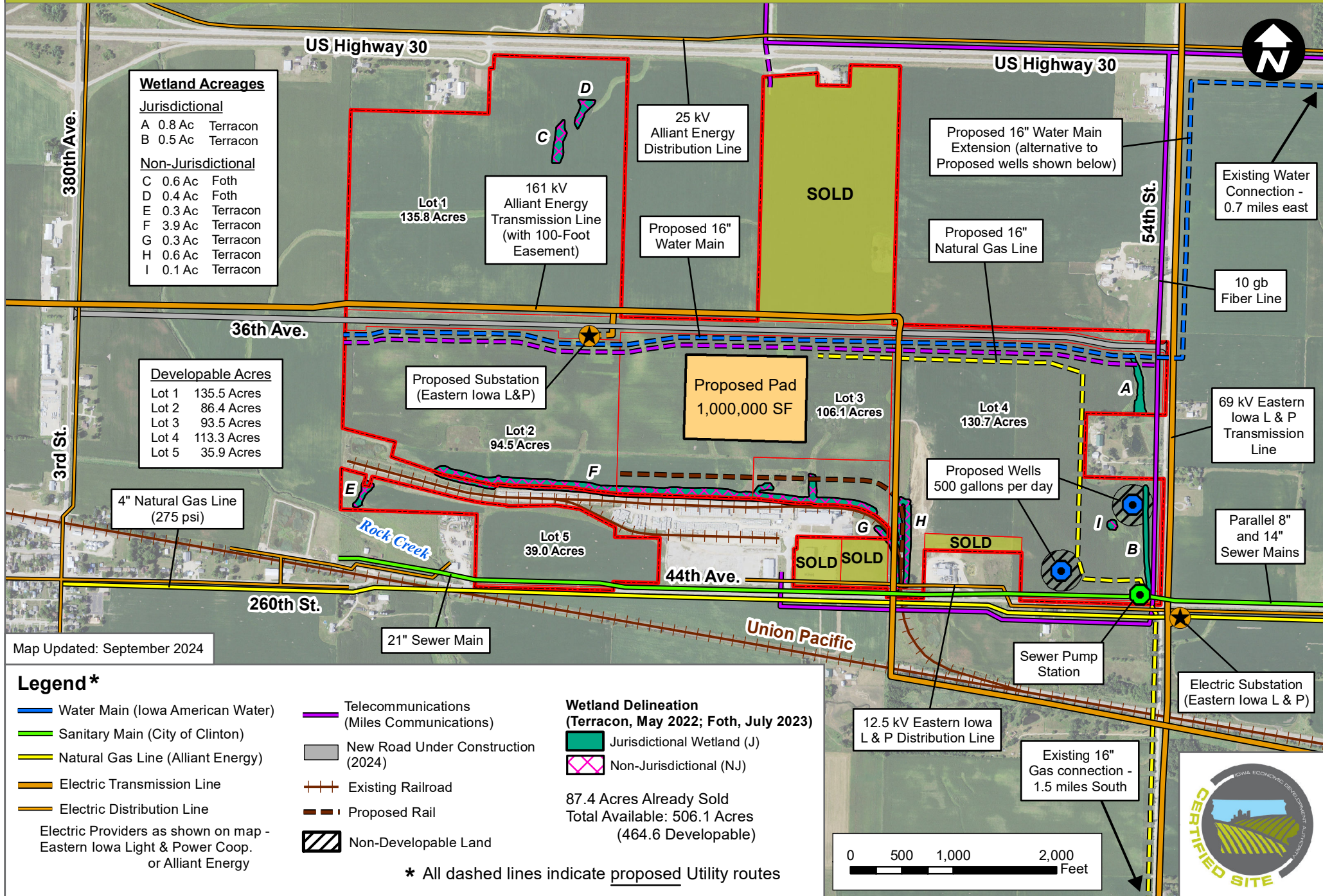


# LINCOLNWAY INDUSTRIAL RAIL AND AIR PARK

## CLINTON, IOWA - MASTER DEVELOPMENT PLAN (596.57 ACRES)



**Wetland Acreages**

Jurisdictional		
A	0.8 Ac	Terracon
B	0.5 Ac	Terracon
Non-Jurisdictional		
C	0.6 Ac	Foth
D	0.4 Ac	Foth
E	0.3 Ac	Terracon
F	3.9 Ac	Terracon
G	0.3 Ac	Terracon
H	0.6 Ac	Terracon
I	0.1 Ac	Terracon

**Developable Acres**

Lot 1	135.5 Acres
Lot 2	86.4 Acres
Lot 3	93.5 Acres
Lot 4	113.3 Acres
Lot 5	35.9 Acres

Map Updated: September 2024

**Legend\***

- Water Main (Iowa American Water)
- Sanitary Main (City of Clinton)
- Natural Gas Line (Alliant Energy)
- Electric Transmission Line
- Electric Distribution Line
- Electric Providers as shown on map - Eastern Iowa Light & Power Coop. or Alliant Energy
- Telecommunications (Miles Communications)
- New Road Under Construction (2024)
- + + + Existing Railroad
- - - Proposed Rail
- Non-Developable Land

**Wetland Delineation (Terracon, May 2022; Foth, July 2023)**

- Jurisdictional Wetland (J)
- Non-Jurisdictional (NJ)

87.4 Acres Already Sold  
Total Available: 506.1 Acres  
(464.6 Developable)

\* All dashed lines indicate proposed Utility routes

