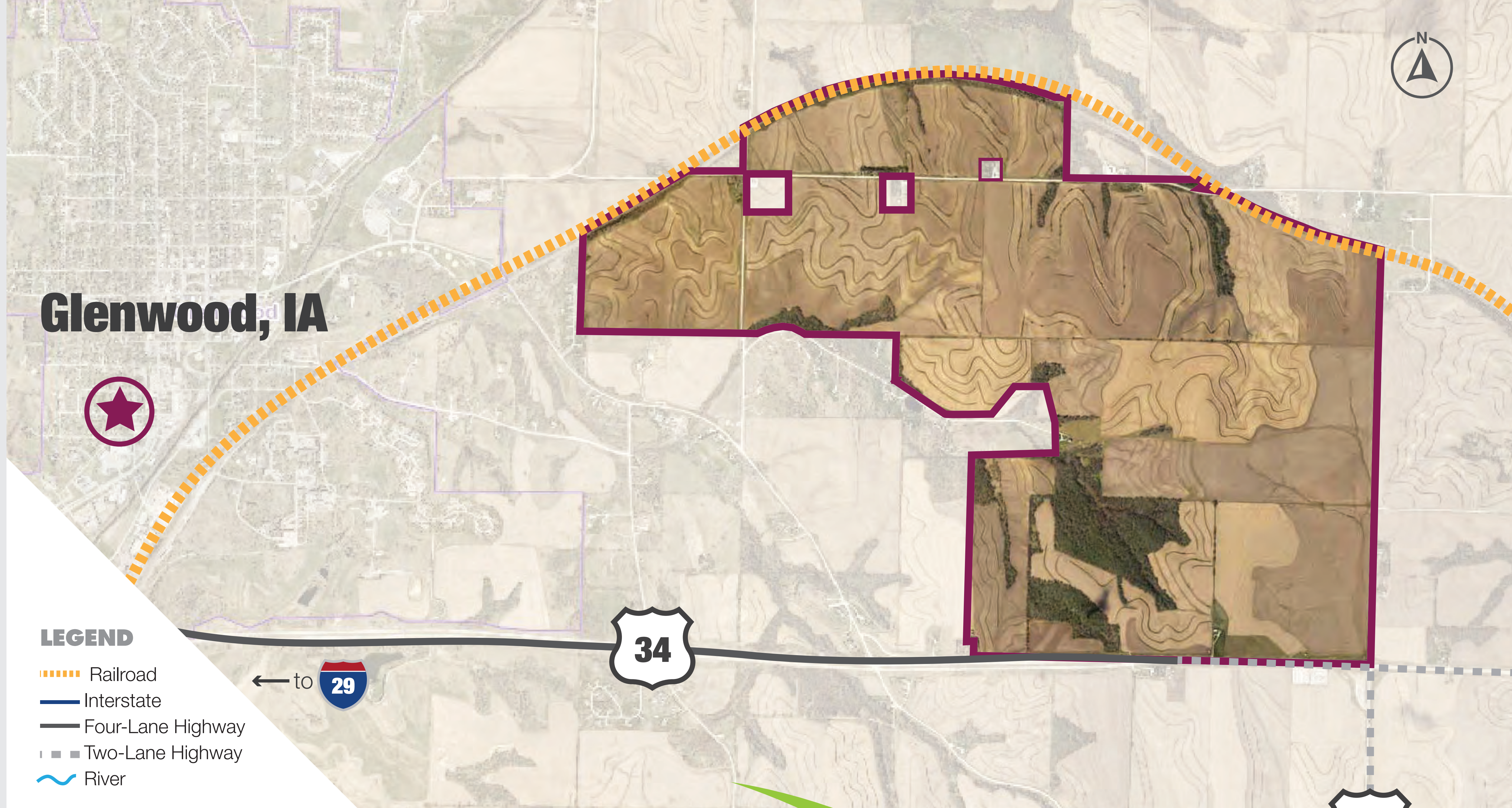




YOUR GREENADVANTAGE IN AMERICA'S HEARTLAND

Mills Crossing Certified Mega Site

- > Ready for industrial development
- > Served by railroad and four-lane highway
- > Minutes from major interstate networks
- > Served by renewable energy – benefits provided at no cost
- > 11th lowest electric rates in the United States



On site
Railroad

On site
Four-Lane Highway

7 miles
to Interstate

30 miles
to Commercial Airport

1,641.62
Available
Acres

1 Million+
Population within
60-Minute Drive





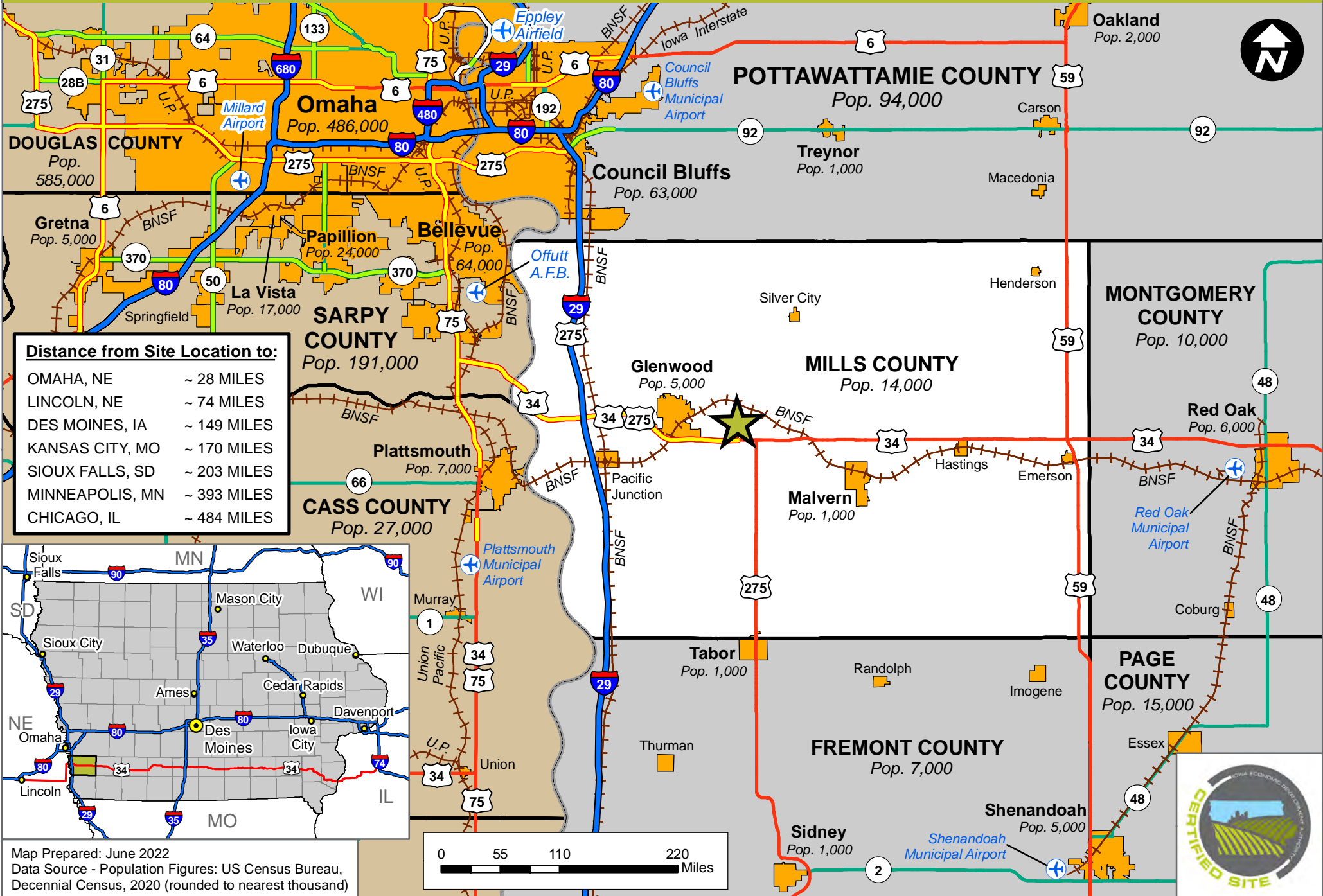
- LEGEND**
- - - Railroad
 - Interstate
 - Four-Lane Highway
 - - - Two-Lane Highway
 - ~ ~ ~ River

20 miles to Omaha | **140 miles** to Des Moines | **165 miles** to Kansas City | **380 miles** to Minneapolis | **420 miles** to St. Louis | **485 miles** to Chicago | **550 miles** to Denver



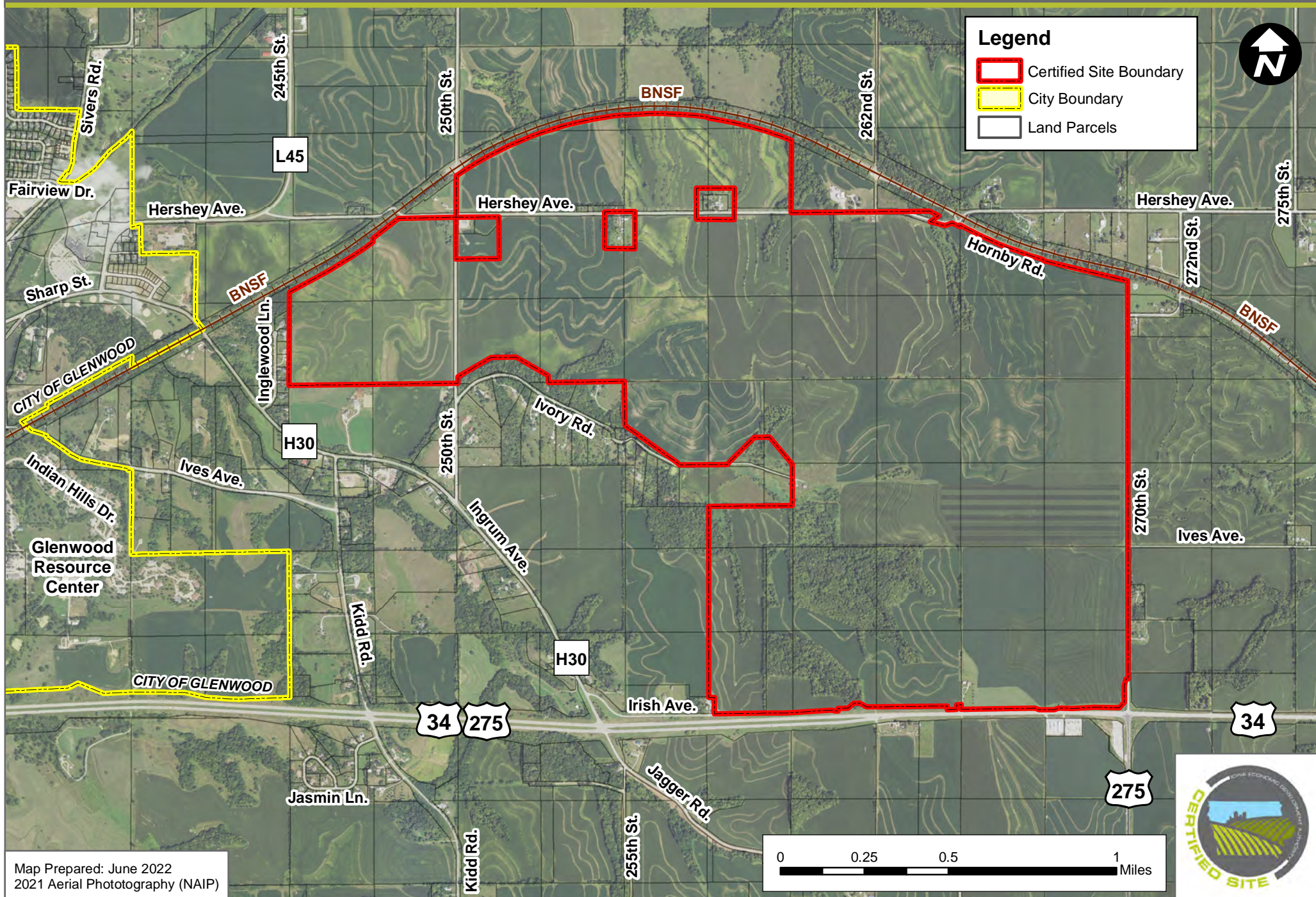
MILLS CROSSING MEGA SITE (1,641.62 ACRES)

GLENWOOD, IOWA - GENERAL LOCATION MAP



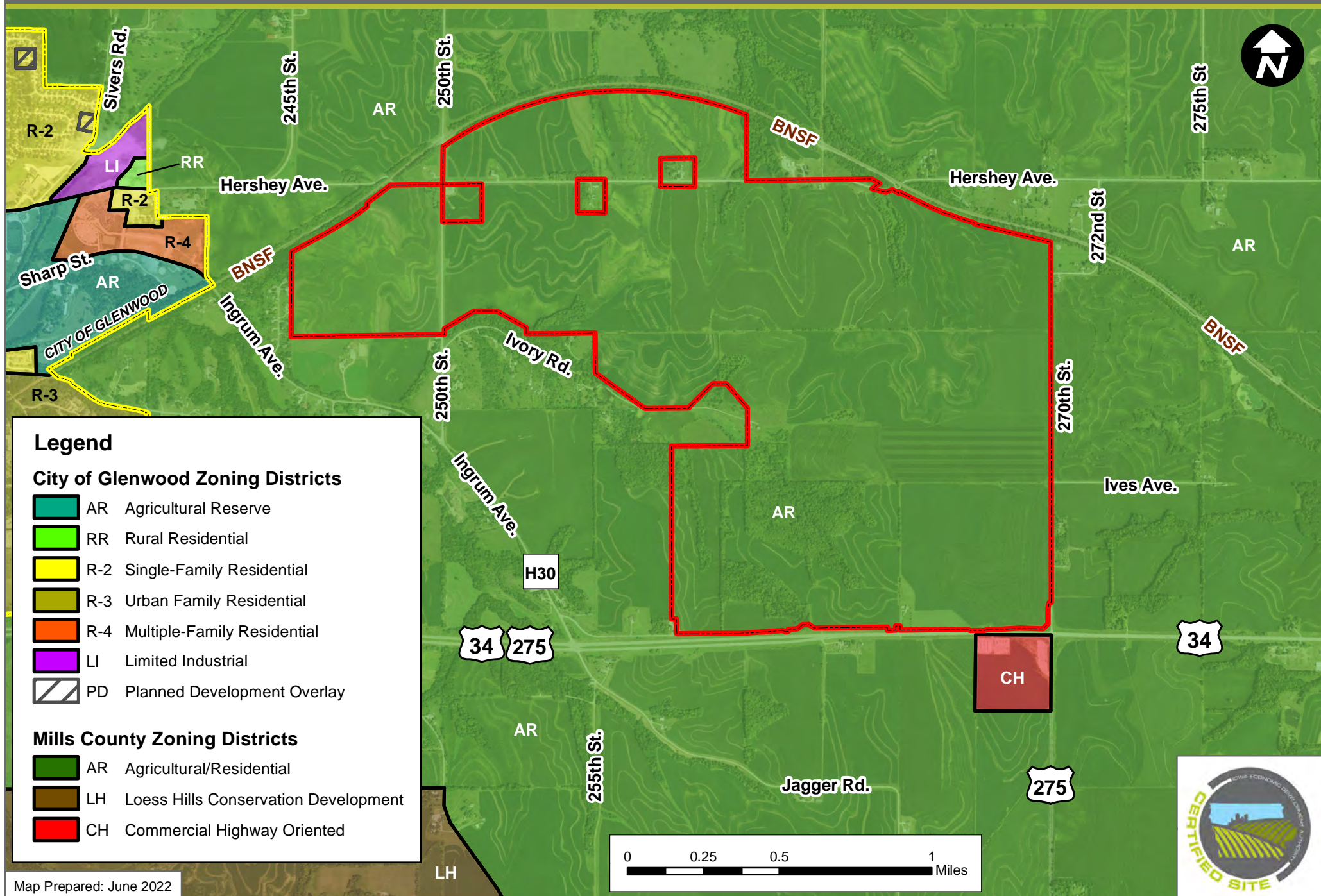
MILLS CROSSING MEGA SITE (1,641.62 ACRES)

GLENWOOD, IOWA - AERIAL PHOTOGRAPH



MILLS CROSSING MEGA SITE GLENWOOD, IOWA - CURRENT ZONING MAP

(1,641.62 ACRES)



Legend

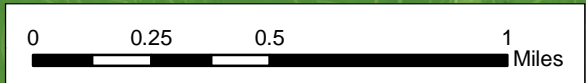
City of Glenwood Zoning Districts

- AR Agricultural Reserve
- RR Rural Residential
- R-2 Single-Family Residential
- R-3 Urban Family Residential
- R-4 Multiple-Family Residential
- LI Limited Industrial
- PD Planned Development Overlay

Mills County Zoning Districts

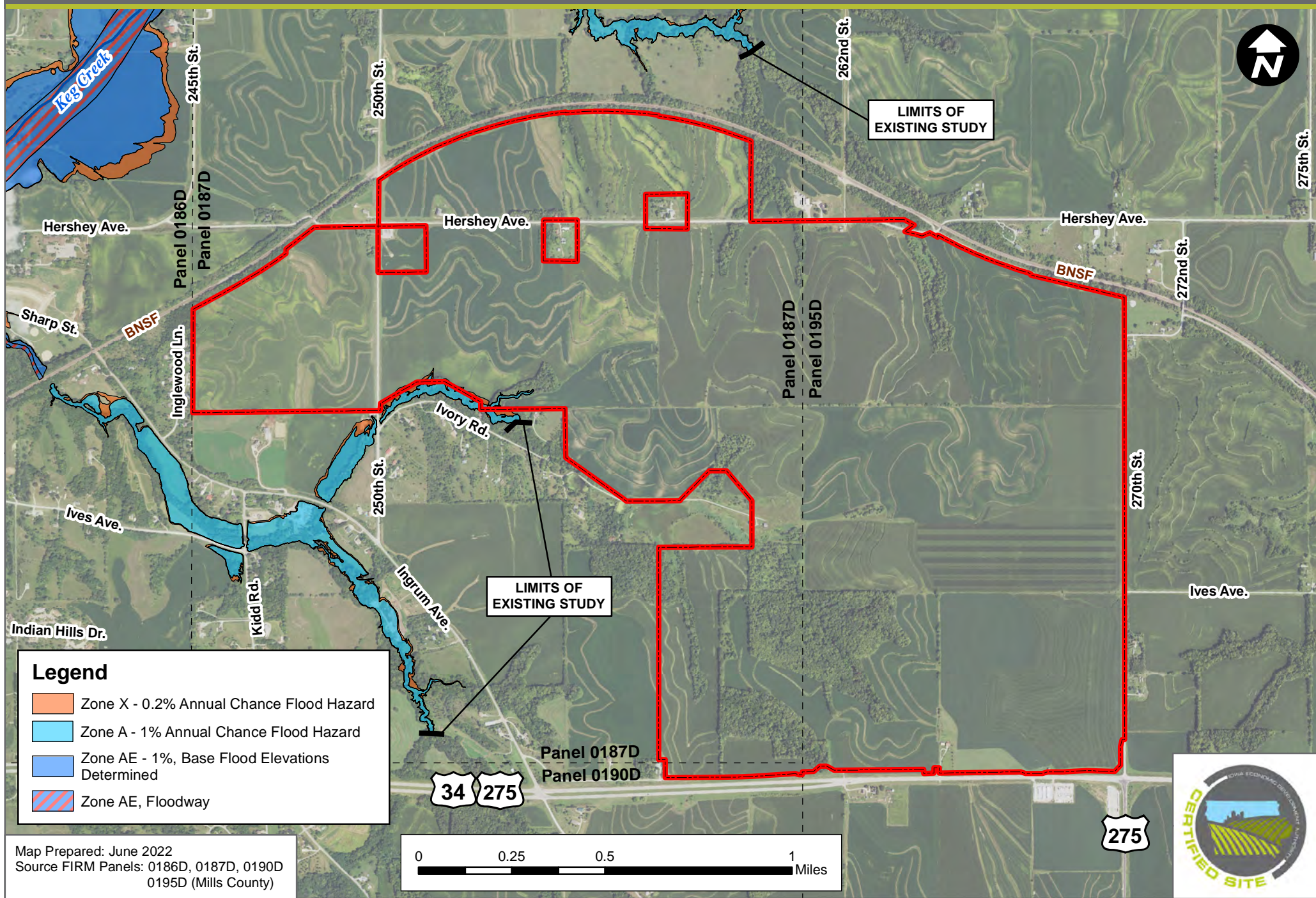
- AR Agricultural/Residential
- LH Loess Hills Conservation Development
- CH Commercial Highway Oriented

Map Prepared: June 2022



MILLS CROSSING MEGA SITE (1,641.62 ACRES)

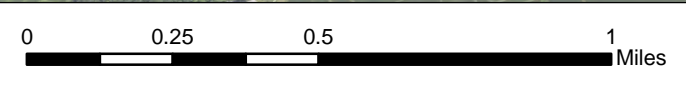
GLENWOOD, IOWA - FEMA FLOODPLAIN MAP



Legend

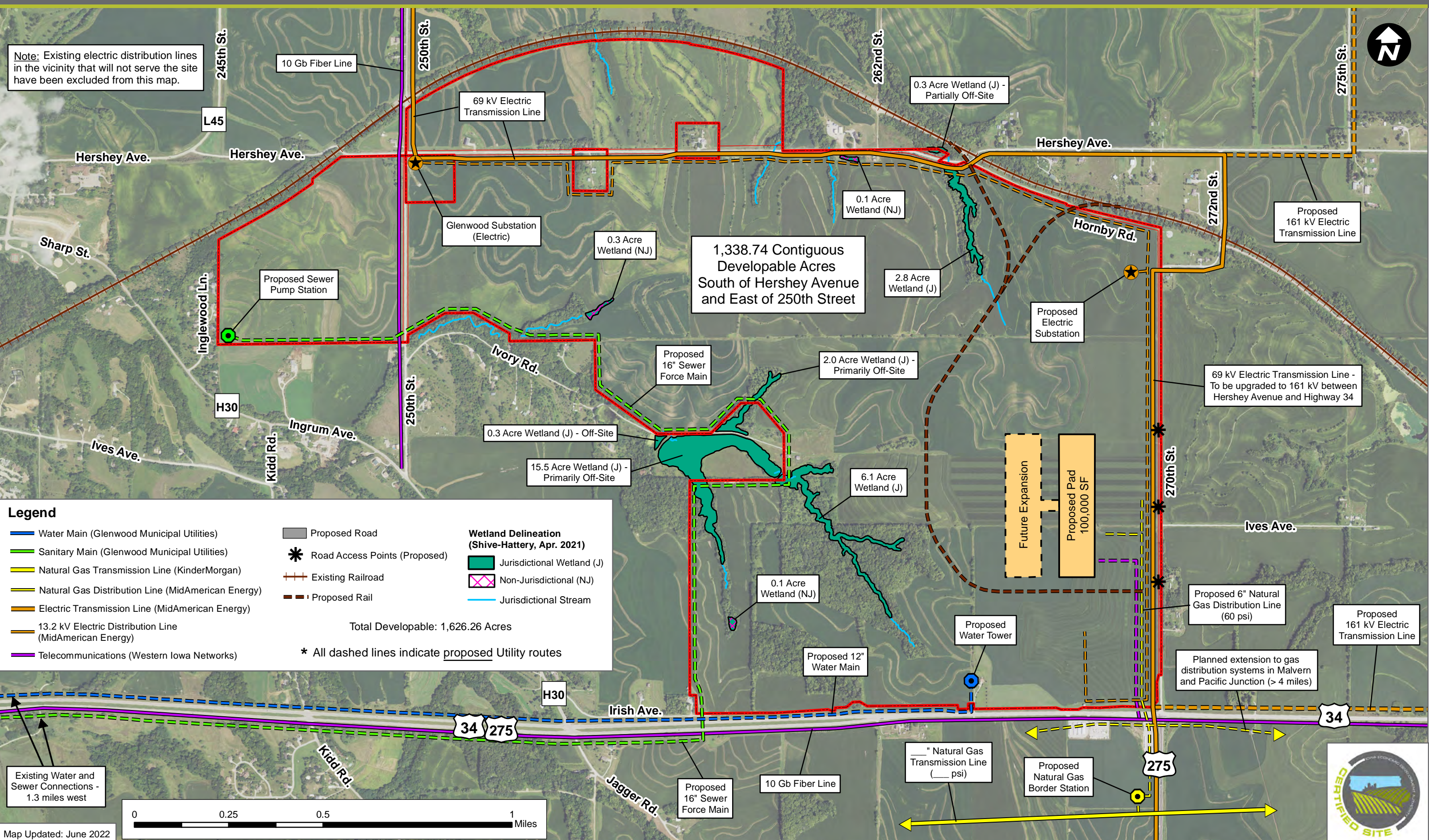
- Zone X - 0.2% Annual Chance Flood Hazard
- Zone A - 1% Annual Chance Flood Hazard
- Zone AE - 1%, Base Flood Elevations Determined
- Zone AE, Floodway

Map Prepared: June 2022
 Source FIRM Panels: 0186D, 0187D, 0190D
 0195D (Mills County)



MILLS CROSSING MEGA SITE (1,641.62 ACRES)

GLENWOOD, IOWA - MASTER DEVELOPMENT PLAN



Note: Existing electric distribution lines in the vicinity that will not serve the site have been excluded from this map.

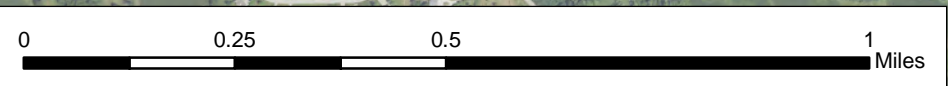
Legend

- Water Main (Glenwood Municipal Utilities)
- Sanitary Main (Glenwood Municipal Utilities)
- Natural Gas Transmission Line (KinderMorgan)
- Natural Gas Distribution Line (MidAmerican Energy)
- Electric Transmission Line (MidAmerican Energy)
- 13.2 kV Electric Distribution Line (MidAmerican Energy)
- Telecommunications (Western Iowa Networks)
- Proposed Road
- Road Access Points (Proposed)
- Existing Railroad
- Proposed Rail
- Total Developable: 1,626.26 Acres
- * All dashed lines indicate proposed Utility routes

Wetland Delineation (Shive-Hattery, Apr. 2021)

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

Existing Water and Sewer Connections - 1.3 miles west



Map Updated: June 2022

