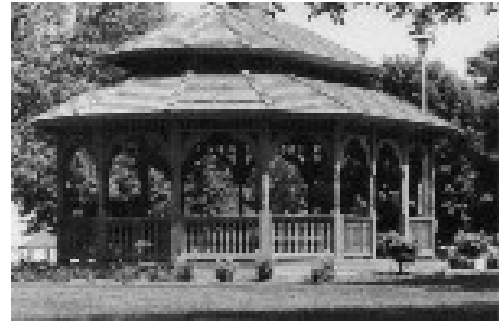


# Sheldon, IA

## O'Brien County



### Location:

Sheldon, Iowa is strategically located at the intersection of U.S. Highways 60 and 18. U.S. Highway 60 will be a 4-lane corridor, creating 4 lane travel from Sioux City, Iowa to the Minnesota Border. This will be a major transportation corridor intersecting Northwest, Iowa.

### Business Climate:

Sheldon, Iowa has a shovel ready industrial park located near the Highway 60 corridor. Sheldon also has a new commercial park (Sheldon Crossing) located at the intersection of Highway 60&18 with prime commercial lots available. Both the industrial park and Sheldon Crossing are located in an enterprise zone. The Sheldon Industrial Park and Sheldon Crossing are in T.I.F. Districts.

### Contacts

Mark Gaul  
Sheldon Chamber and Development Corporation  
416 9th St/PO Box 276  
Sheldon, IA 51201  
Phone: 712-324-2813  
Fax: 712-324-4602  
E-mail: [mgaul@sheldoniowa.com](mailto:mgaul@sheldoniowa.com)  
Web site: <http://www.sheldoniowa.com>

## Demographic Information

### Population

Population:	2000
Labor Market Population:	4,914
	12,533

### Educational Attainment: Population - Age 25 Plus

	2000
Associate Degree:	6 %
Bachelor's Degree:	13 %
Graduate or Professional Degree:	5 %

## Metro Area Distances

City	Driving Distance (miles)	Flight Time	Days by Truck	Days by Rail
Atlanta	1,140	8	2	6
Chicago	550	4	1	2
Dallas	870	7	2	3
Denver	750	5	2	3
Los Angeles	1,765	12	5	5
Milwaukee	475	4	1	3
Minneapolis	210	2	1	2
New Orleans	1,251	8	2	7
New York	1,343	11	5	5
Omaha	150	2	1	2

## Leading Employers

	Product or Service	Employees
AGP	Soybean Processing	44
Data Dimensions Corp.	Data Processing	60
Iowa Information	Publications	36
Maintainer Corporation	Manufacturer Service Truck Bodies	181
Northwest Iowa Community College	Community College	150
Northwest Iowa Health Center	Hospital / Clinic / Wellness Center	306
Rome, Ltd.	Meatpacking Equipment	28
Rosenboom Machine & Tool	Hydraulic Cylinders	250 est.
Van Wyk, Inc.	Trucking / Transportation	150
Village Northwest Unlimited	Rehabilitation Services	370

### General Comments

Sheldon, Iowa has a strong advanced manufacturing base with Rosenboom Machine and Tool producing hydraulic components. Maintainer Corporation of Iowa producing maintenance and custom lube trucks. Village Northwest Unlimited is another major Sheldon Employer with a campus that serves people with disabilities.

## Local Government

Type of Government:	Mayor and Council
Comprehensive City Plan:	Yes
Year Plan Completed:	2004
Strategic City Plan:	Yes
Year Plan Completed:	2006
City Zoning Ordinance in Effect:	Yes
County Zoning Ordinance in Effect:	Yes
Percent of Streets Paved:	95.0

## Taxation Structure

Actual Valuation (2005):	\$208,000,000.00
Bond Indebtedness	
General Obligation:	\$ 2,260,000.00
Revenue:	\$ 625,000.00
County:	
School:	
General Comments:	

### Local Government Services

Sheldon Police Dept.	Police Service
Sheldon EMA	Emergency management
Sheldon SCAT	Ambulance service
Sheldon Fire Dept.	Fire Department Service
Sheldon Park and Recreation	Parks and rec

## Utilities

### Water

Provider Name:	City of Sheldon
Rated Capacity (mgd):	1,300,000
Average Capacity (mgd):	800,000
Peak Demand (mgd):	1,000,000
Storage Capacity (gallons):	1,600,000

### Sewer

Provider Name:	City of Sheldon
Rated Capacity (mgd):	2,300,000
Average Daily Demand (mgd):	680,000
Peak Demand (mgd):	1,400,000

### Electric

Provider Name:	MidAmerican Energy
Peak Demand (kW):	4,040
Generation Capacity (MW):	5,050
Customers Served (state):	618,257
Customers Served (system):	706,440

### Natural Gas

Provider Name:	MidAmerican Energy
Pipeline Source:	
Customers Served (state):	537,912
Customers Served (system):	686,793

### Telecommunications

Provider Name:	Qwest
Service Type:	Telephone and DSL
DSL:	Yes
Fiber Optics:	Yes
Switch Services:	
Customers Served (state):	0
Customers Served (system):	0

## Labor Force Characteristics

A laborshed study was completed in January 2004. Statistics are available by contacting Mark Gaul at (712)-324-2813 or by going to Iowa Workforce Development website at [www.iowaworkforce.org](http://www.iowaworkforce.org) we can provide industry specific or general information from our city to our county and to our region.

## Transportation

### Interstates and Highways

Hwys 60 and 18. New expressway to be completed by Fall 2006. The Highway 60 4 lane corridor will provide a four lane transportation system through Northwest Iowa providing an important transportation link between I 29 & I 90

### Railroads

Union Pacific Railroad (North/South) Largest Railroad in U.S. operating in 24 states.

IC & E Railroads (east / west) 1393 miles of track from Minneapolis to Chicago and Kansas City.

Piggyback Ramp Available:	Unknown
Distance to Nearest Piggyback:	0
Intermodal Services Available:	Unknown

### Airport

Sheldon Regional Airport is newly renovated and features a 4199 ft. concrete runway with VOR, Unicom and non-directional beacon. Charter Service is available.

### Waterway

Both Barge and inter-modal facilities are available in Sioux City, Iowa approximately 50 minutes away.

### Public Transportation Network

RIDES-800-358-5037

## Education

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### Elementary and Secondary Education Overview

Sheldon opened a new middle school in 2005. We have one of the top school districts in the state of Iowa. We have an up to date beautiful school campus located in the same area of our community.

### Higher Education Overview

Northwest Iowa Community College can provide training for local industries. NCC offers two year coursework with the opportunity to work toward a four year degree. The College will begin a new Bio-technology program in 2006.

## Health Facilities and Personnel

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Number of Hospitals:	1
Total Number of Beds:	25
Number of Outpatient Clinics:	5
Number of Medical Doctors:	6
Number of Dentists:	3
Number of Registered Nurses:	35
Number of Practitioning Nurses:	6

## Quality of Life

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### Commercial Services

Number of Hotels and Motels:	3
Number of Rooms Available:	75
Number of Conference Centers:	1
Capacity of Largest Conference Center:	400

### Financial Institutions

Number of Banks:	4
Number of Savings and Loans:	0
Number of Credit Unions:	0

### Religious Institutions

Bethel Reformed Church, Calvary Baptist Church, Church of the Brethren, First Christian Reformed Church, First Reformed Church, Emmanuel Christian Reformed Church, Parkview Assembly, St. John's Lutheran Church, St. Patrick's Catholic Church, St. Paul Evangelical Lutheran Church, and United Methodist Church

### Housing Market

Avg. Monthly Rent for 3-Bedroom House:	\$500.00
Avg. Monthly Rent for 2-Bedroom Apartment:	\$400.00
Avg. Cost of Houses Sold in Last 2 Years:	\$79,600.00