

MEET *Iowa* MUSCATINE

THE RIGHT PLACE TO GROW...

2008 - 2009 FACT SHEET

Presented by Greater Muscatine Chamber of Commerce & Industry (GMCCI)

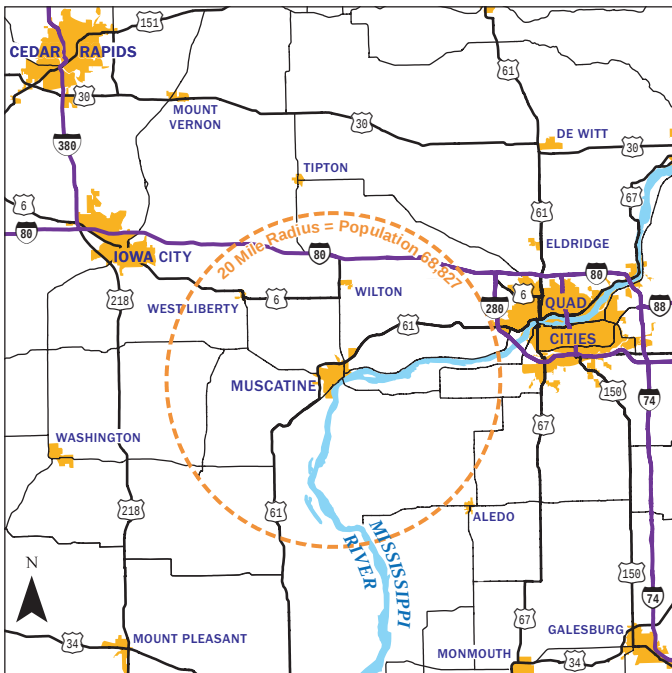
LOCATION

Muscatine is a community strategically located 15 miles south of the nation's only east/west transcontinental interstate highway, Interstate 80, and astride U.S. 61, a major north/south route through the central United States. The community is situated on the banks of the Mississippi River, approximately 28 miles downstream from the Quad Cities, 150 miles east of Des Moines, 200 miles west of Chicago, 310 miles south of Minneapolis, and 250 miles north of St. Louis.

Micropolitan Muscatine

The U.S. Office of Management and Budget officially uses the term "Micropolitan" to describe Muscatine. Micropolitan gives identity to the nation's fastest-growing areas. A characteristic designating a micropolitan geographic area is that adjacent counties have a high degree of social and economic integration, based on commuting patterns. The Iowa-Illinois metro areas of the Quad Cities and Iowa City/Cedar Rapids Corridor are Muscatine's associated urban clusters. Muscatine's strong economic base is attributed to abundant and diverse industries, some with Fortune® rankings. Bridgestone Bandag LLC, HNI Corporation, Muscatine Foods Corporation, Stanley Consultants Inc., Unity HealthCare, and West Liberty Foods have their headquarters in Muscatine County. In addition, Gerdau Ameristeel, H J Heinz L.P., Monsanto Company, Musco Lighting, LLC, Raymond-Muscatine Inc., and SSAB have significant plant locations here.

Muscatine's 20-Mile Market Area and Surrounding Urban Clusters



POPULATION

	20-Mile Market^	City	County
Total Population.....	70,759.....	22,697.....	42,883*
Number of Households.....	26,791.....	8,923.....	15,847
2010 Projected MSA Population...N/A.....	N/A.....	N/A.....	43,300**
2015 Projected Population	N/A.....	N/A.....	43,840**

Percent of Population (%)

Under 5 years.....	6.6.....	7.3.....	6.9
5-19 years.....	22.7.....	21.8.....	22.6
20-34 years.....	17.8.....	19.7.....	18.8
35-54 years.....	30.5.....	28.7.....	29.8
55-64 years.....	9.6.....	8.5.....	8.9
65+ years.....	12.8.....	13.9.....	13.0
Median Age (in years).....	36.8.....	35.8.....	36.1

Source: U.S. Census Bureau, 2000; ^Market is area within 20 mi. of Muscatine City Hall. *2006 Estimate: U.S. Census Bureau; **Projection: Woods & Poole, 2007.

INCOME DATA

% of Households within 20-Mile Market (1999):

	%
Less than \$10,000.....	5.9
\$10,000-\$14,999.....	5.9
\$15,000-\$24,999.....	13.3
\$25,000-\$34,999.....	13.4
\$35,000-\$49,999.....	18.4
\$50,000-\$74,999.....	23.6
\$75,000-\$99,999.....	11.5
\$100,000-\$149,999.....	5.8
\$150,000-\$199,999.....	1.2
\$200,000 or more.....	1.1

Source: U.S. Census Bureau

ACCRA COST OF LIVING INDEX (Quad Cities)

U.S. Average = 100

City/State	Composite	Grocery	Housing	Utility	Transp.	Health Care	Misc. Goods
New York, NY	218.8	141.0	404.9	150.1	124.8	129.1	142.0
Chicago, IL	111.5	107.9	129.0	118.0	109.2	103.3	96.9
Denver, CO	105.1	104.7	111.4	103.4	92.8	104.0	104.2
Peoria, IL	97.7	101.3	92.8	105.9	101.1	103.2	96.5
Ames, IA	93.7	93.2	91.5	93.7	105.7	95.8	91.9
Dubuque, IA	98.3	101.0	93.7	109.5	94.8	92.5	99.9
Kansas City, MO	96.1	90.5	88.8	105.4	99.2	98.0	100.7
QUAD CITIES	93.7	94.1	87.9	97.8	101.2	93.1	95.2
Rockford, IL	91.3	90.8	70.4	109.5	106.3	106.1	98.2
Indianapolis, IN	94.2	93.7	94.5	88.4	102.6	99.9	92.4

Source: ACCRA Survey, First Quarter 2008

MARKET COMPARISON

Population within 300 mi.

	Millions
Muscatine.....	37.4
St. Louis, MO.....	34.3
Kansas City, MO.....	16.9
Minneapolis/St. Paul, MN.....	15.2
Omaha, NE.....	15.0

Source: U.S. Census Bureau, 2000

UTILITIES

Utility services for the City of Muscatine:

Gas and Electric:

Muscatine Power and Water, Alliant Energy, Eastern Iowa Light and Power

Pipelines:

Kinder Morgan Pipeline, Northern Border Pipeline

Water:

Muscatine Power and Water

Annual Usage 11,000,000,000 gallons
Total Well Capacity 40,000,000 gallons
Elevated Storage Capacity 500,000 gallons
Overall Storage Capacity 8,750,000 gallons
Average Consumption 26,000,000 gpd
Peak Consumption (8/15/03) 38,500,000 gpd

Sanitary Sewer:

Muscatine has a municipal sanitary and storm sewer system that serves 95 percent of the community. The plant has an anaerobic process and liquefied sludge disposal.

Type of Treatment Plant Secondary
Actual Flow 3,687,500 gpd
Average Dry Weather Flow 9,740,000 gpd
Average Wet Weather Flow 10,950,000 gpd
Maximum Wet Weather Load 16,430,000 gpd

Source: Muscatine Power and Water, City of Muscatine, 2006-2007



COMMUNICATION SERVICES

Communication services in Muscatine County:

Local Newspapers:

The Columbus Gazette, El Herald, Hispanos Unidos, Muscatine Journal (daily), The Post, West Liberty Index, Wilton-Durant Advocate News (weekly)

Regional Newspapers:

Cedar Rapids Gazette, Des Moines Register, The Dispatch/Rock Island Argus, Iowa City Press Citizen, Quad City Times

Radio Stations:

Muscatine has two commercial stations: KWPC 860 AM & MAC 93.1 FM; and one religious station, KTDC-LP 105.3 FM

Television Service:

Muscatine Power and Water Cable, Direct TV, Dish Network, PEC Cable-Nichols, WTC Cablevision-Wilton, and regional, public, and commercial TV stations that broadcast from the Quad Cities area (ABC, NBC, CBS, FOX, PBS, CW) all major affiliates

Telephone Service:

Qwest Local Digital Central Office Switch, SS7 Service, T1, DS1 Service, DSL Local Video Conferencing

Long Distance and Cellular Services:

AT&T, CTI Long Distance, Global Wireless, MCI, McLeodUSA, Qwest, Sprint, Telecom USA, and WTC Communications; i wireless, U.S. Cellular, Verizon Wireless

Internet Services:

Muscatine Power and Water's MachLink ISP offers cable modem, traditional dial-up, DSL, wireless, broadband capabilities and redundant fiber loops to Internet sonnet. Other ISP's: A+Pasha Computer Services, Inc.; Dex Media; Firstnet Internet Services; McLeodUSA; Qwest Internet Services; Unet and WTC Communications

Parcel and Mail Services:

DHL, Fed EX, Joseph International Pack-N-Ship Postal Center, Mailboxes & Parcel Depot, UPS, USPS, and more. The Muscatine area has six U.S. Postal Service locations. The Quad Cities Regional Processing and Distribution Center and the recently expanded Federal Express hub are both located at the Quad City International Airport, approximately 35 minutes from Muscatine.

Source: GMCCI

SELECTED MAJOR EMPLOYERS

Selected major employers in the Muscatine Area:

HNI Corporation (The HON Company/Allsteel, et al)	3,900
Muscatine Foods Corporation	
(Grain Processing Corp./The Kent Group, et al)	1,033
West Liberty Foods	950
Muscatine Community School District	900
Unity HealthCare	520
SSAB	425
Monsanto Company	400
Hy-Vee Food Store	380
Musco Lighting, LLC	375
H.J. Heinz, LP	350
Stanley Consultants, Inc.	340
Wal-Mart Superstore	325
CDS Global	325
Gerdau Ameristeel	315
Bridgestone Bandag, LLC	300
City of Muscatine	300
Muscatine Power and Water	300
Lutheran Homes	250
Muscatine County	210
Raymond-Muscatine, Inc.	200

Source: GMCCI

EMPLOYMENT BY INDUSTRY *

Total Available Labor Force	317,054	
Total Available for New Employment	32,960	
Sector	Employed	%
Manufacturing	45,827	18.0
Health Care and Social Services.....	34,879	13.7
Education.....	31,315	12.3
Wholesale and Retail Trade	24,696	9.7
Government and Public Administration	22,659	8.9
Professional Services.....	18,331	7.2
Entertainment, Recreation, and Personal Services.....	18,331	7.2
Transportation, Communication, and Public Utilities	16,039	6.3
Construction	14,003	5.5
Finance, Insurance, and Real Estate	13,493	5.3
Agriculture, Forestry, and Mining.....	13,493	5.3

Source: Iowa Workforce Development, March 2006, Laborshed Study

Source: Iowa Workforce Development, March 2006, Laborshed Study

COMMERCIAL, INDUSTRIAL LEASE RATES/CONSTRUCTION COSTS/LAND COSTS

	Low	High	Average	Vacancy Rate(%)
LEASE RATES - \$/Sq. Ft./Yr				
Office Space:				
<i>Downtown -</i>				
New	13.50	15.75	14.00	10.0
Class "A"	13.50	18.75	15.00	10.0
Class "B"	6.75	12.00	9.75	15.0
<i>Suburban -</i>				
New	12.00	16.50	15.00	5.0
Class "A"	12.00	16.50	15.00	5.0
Class "B"	9.00	12.00	10.50	10.0
Retail Space:				
Downtown	6.00	9.00	7.50	20.0
Community power cntr.	13.50	18.75	16.50	6.0
Regional malls	14.00	15.00	17.63	—
Neighborhood service cntr.	7.50	20.00	12.00	7.0
Industrial Space:				
Warehouse (Bulk)	1.13	3.38	1.69	5.0
Manufacturing	2.25	3.75	3.19	5.0
Flex	4.50	7.50	6.75	5.0
CONSTRUCTION COST - \$/Sq. Ft.				
Mfg./Warehouse	30.00	40.00	35.00	N/A
LAND COST - \$/Acre				
In Industrial Park	947	8,171	4,557	N/A

Source: Mel Foster Commercial

* Employment by industry is compiled in the Muscatine Area Laborshed, which includes 91 zip codes within a 40-mile radius of the City of Muscatine.

HOURLY WAGE RATES

Occupation	Entry Wage	Mean Wage
Management.....	\$23.17	\$42.64
Architecture & Engineering.....	\$22.01	\$30.61
Legal.....	\$13.46	\$29.81
Computer & Mathematical.....	\$18.73	\$29.26
Healthcare Practitioners & Technical.....	\$14.24	\$26.00
Business & Financial Operations.....	\$15.29	\$23.86
Life, Physical, & Social Science.....	\$13.44	\$21.22
Construction & Extraction.....	\$11.88	\$18.43
Installation, Maintenance, & Repair.....	\$11.12	\$17.35
Art, Design, Entertainment, Sports, & Media.....	\$9.26	\$17.05
Community & Social Services (all other).....	\$11.72	\$15.72
Sales.....	\$7.41	\$15.43
Education, Training, & Library.....	\$9.75	\$14.84
Protective Service.....	\$9.82	\$14.74
Production.....	\$9.77	\$14.63
Transportation & Material Moving.....	\$8.16	\$14.53
Farming, Fishing, & Forestry.....	\$12.03	\$13.78
Office & Administrative Support.....	\$8.77	\$13.33
Building & Grounds, Cleaning & Maintenance.....	\$7.57	\$11.29
Healthcare Support.....	\$7.52	\$10.55
Personal Care & Service.....	\$7.03	\$8.88
Food Preparation & Service Related.....	\$6.31	\$8.04

Source: Iowa Workforce Development, Iowa Wage Survey for Muscatine County, 2007

COMMERCIAL SERVICES

Commercial Banks.....	7
Deposits (Local).....	\$704,376,000
Assets.....	\$853,773,185
Credit Unions.....	6
Assets.....	\$73,005,303

Source: FDIC, June 30, 2007; National Credit Union Administration, September 2007

TAX STRUCTURE

Tax Structure for the City of Muscatine:

Actual valuation of property in City.....	\$1,076,411,985
Total tax rate per \$1,000 assessed value (06-07).....	\$40.47362
Bonded indebtedness: City.....	\$15,025,000
Bonded indebtedness: School.....	None
Bonded indebtedness: Capacity of community.....	\$53,820,599
Future indebtedness: Not planned until 2008.....	\$2,990,000

Source: City of Muscatine, 2007

MUNICIPAL SERVICES

Municipal Services for the City of Muscatine:

Type of local government.....	Administrator, Council, Mayor
City Zoning in effect.....	yes
Number of full-time fire department personnel.....	38
Fire insurance class in city.....	4
Fire insurance classes outside city.....	9 & 10
Number of full-time city police officers (sworn).....	40
Percentage of city streets paved.....	96%

Source: City of Muscatine

MEDIAN SALES PRICE HOME

COMPARISON (Existing Single-Family Homes)

City/State	Current Cost
City of Muscatine.....	\$98,450
Quad Cities, IL/IA MSA.....	\$108,700
Cedar Rapids, IA MSA.....	\$136,200
St. Louis, MO MSA.....	\$145,400
Des Moines, IA MSA.....	\$149,200
Minneapolis, MN MSA.....	\$225,200
Chicago, IL PMSA.....	\$276,600
New York, NY PMSA.....	\$540,300
San Francisco, CA PMSA.....	\$805,400

Source: National Association of REALTORS, 2007

EDUCATION

2007-2008 School Year:

	Elem. (9*)	Middle(2)	High(1)	Total
Teachers (Full & Part Time).....	202	102	117	421
Students.....	2,429	1,238	1,775	5,442
Student-Teacher Ratio:				
All Grades.....	12.1	12.1	15.1	12.93
Expenditure Per Student.....				\$7,420

ACT Composite Score: 22.3

Source: Muscatine School District

* Statistics provided for public schools only. There are two parochial elementary schools: Bishop Hayes Catholic School and Muscatine Adventist Christian School.

Local community college and trade/technical schools within 45 minutes of Muscatine: Blackhawk College; Eastern Iowa Community College District (Clinton, Muscatine, Scott Community Colleges), Hamilton Technical College, and Kaplan University.



Four-year colleges or universities located within 35 miles of Muscatine:

Augustana College, Palmer College of Chiropractic, Quad Cities Graduate Center (includes 12 participating Iowa and Illinois Universities), St. Ambrose University, University of Iowa, and Western Illinois University. (Muscatine Community College offers BA through Iowa Wesleyan College and MBA through St. Ambrose University.)

Source: Iowa Department of Education, GMCCI

MEDICAL CARE

Hospitals (Unity HealthCare).....	1
Clinics.....	7
Number of beds.....	80
Air Flight/EMT Ambulance Service is available.....	
Number of health systems within one hour*.....	6
Number of beds within one hour.....	2,498
Number of medical personnel in County:	
MDs.....	157
DOs.....	15
ODs.....	9
Dentists.....	21
DCs.....	17

* Muscatine's proximity (35 miles) to the University of Iowa Medical Clinics, Hospitals and College of Medicine provides access to one of the nation's largest university-owned teaching hospitals and its nationally-rated medical complex.

Source: GMCCI

RELIGIOUS AFFILIATIONS

Protestant.....	78
Catholic.....	6
Other Faiths.....	0

Source: GMCCI

CLIMATE

Average Winter Temperature.....	25.5° F	-3.6° C
Average Summer Temperature.....	73.9° F	23.3° C
Average Annual Precipitation*.....	36.9"	93.7 cm
Average Annual Snowfall.....	26.7"	67.8 cm

* Includes liquid water equivalent of snow, sleet, etc.

Source: Midwestern Regional Climate Center

HOTELS AND MOTELS

Facilities.....	10
Rooms.....	561
Bed & Breakfasts.....	3

Source: Muscatine Convention and Visitors Bureau (MVCB)

CULTURE & ARTS

Agricultural Learning Center, ArtSpace, Carousel Organ Association of America, City of Muscatine Parks & Recreation Department, Class Dance Studio, Community Foundation of Greater Muscatine, Cultural Celebrations Committee, Diversity Service Center of Iowa, Elks Chanters, Flute Cocktail, Friends of the Barn, Friends



of Historic Preservation, Friends of Muscatine Art Center, Friends of Musser Public Library, Friends of Pine Creek Grist Mill, Great River Camera Club, Greater Muscatine Chamber of Commerce & Industry, Guys Night Out, Heartland Harmony Chorus, Jackson Concerts, Just 4 Fun, Mad Creek Mudcats, Masquers Community Theatre, Melon City and Pearl City Cultural & Entertainment District, Melpine School, Muscatine Appearance Projects (MAPs), Muscatine Arboretum, Muscatine Art Center, Muscatine Boat Show,

Muscatine Branching Out, Muscatine Children's & Youth Choir, Muscatine Civic Choral, Muscatine Community College, Muscatine Community School District, Muscatine Community Y, Muscatine County Arts Council, Muscatine County Conservation Board, Muscatine Creative Women, Muscatine Cultural Alliance, Muscatine Geneological Society, Muscatine History and Industry Center, Muscatine Literacy Coalition, Muscatine Melon Patchers Quilting Guild, Muscatine Sister Cities Association, Muscatine Symphony Orchestra, Muscatine Youth and Children's Choir, Musser Public Library, New Era Dinner Theatre, New Iowan Center, Pearl City Players, Performing Arts Muscatine!, Pine Creek Grist Mill, Port City Sweet Adelines, Ramblin Rodders, River City Big Band, Songbird Dulcimers, Three Guys with Soule, United Way, Wilton Theatre Group, and Writers on the Avenue

Source: GMCCI

SPORTS, RECREATION & ENTERTAINMENT

Sports and recreation in the Muscatine area:

Number of Parks: 40
Swimming Pools: Public 5* Private 1
Golf Courses: Public 4 Private 1

* Includes an Aquatic Center in Weed Park.

Muscatine Community Y 1
Health Clubs 6
Skate Park 1
Running River Trail System 9 miles
Proposed trails that will connect to North/South and East/West transcontinental trails 19 miles
Soccer/Sports Fields 16

- Muscatine's Soccer Complex - *This award-winning and nationally recognized soccer complex contains 41 acres of land with eight full-sized fields, two of which are internationally sized. The complex is illuminated by Musco Lighting, L.L.C. and contains amended soils.*



- Kent Stein Park - *66 acres of land with nine lighted softball diamonds, eight lighted baseball diamonds, and nine lighted horseshoe pits.*
- North America's largest, internationally-sized, all-purpose field with artificial turf - *Can be used for rugby, football, soccer, band, or other sports or activities*
- Fishing/Boating/Canoeing - *Available on the Mississippi and Cedar Rivers and area lakes. The Muscatine Harbor has fuel, docking, and convenience items.*

- Hunting - *The Muscatine area has an abundance of white-tail deer, waterfowl, and upland game with public hunting grounds.*
- Camping - *Several area campgrounds provide venues that range from primitive to full-service sites.*

Sports, recreation and entertainment within 35 minutes of Muscatine:

AF2 Arena Football Team, Amish Settlements, Botanical Gardens, Circa 21 Dinner Playhouse, Class A Professional Baseball Team, Comedy Sportz Quad Cities, Davenport River Center, Davenport Skybridge, Figge Art Museum, Herbert Hoover Museum, I-MAX Theater, John Deere Pavilion, Niabi Zoo, Putnam Museum, River Music Experience, Riverboat Casinos, the iwireless Center (12,000 seats), UHL Professional Hockey Team, University of Iowa "Big Ten" sports, concerts, ballet and live theatre

Source: GMCCI

POINTS OF INTEREST & HISTORY

City of Muscatine

- Architecturally significant houses of worship
- Discovery Park: fishing, hiking, Environmental Learning Center, and 1920's Historic Barn
- The Fiesta Latino Community Center
- Historic Greenwood Chapel and Early Pioneer Cemetery
- Historic Pearl City Station Riverboat Depot (Location for seasonal Farmer's Market)
- Historic West Hill Mansions and residences of prominent citizens
- Interactive Water Feature
- Mark Twain Scenic Overlook
- The Melon City and Pearl City Cultural and Entertainment Districts
- Mississippi Harvest Sculpture
- Muscatine Art Center with Laura Musser Mansion Museum and Japanese Gardens
- Muscatine County Courthouse
- Muscatine History and Industry Center/Pearl Button Museum
- Muscatine Island Flower and Produce Markets
- Musser Public Library and Oscar Grossheim's Victorian Photograph Collection
- Pearl Plaza Retail Center/ Historic Downtown Shopping District
- Riverview Visitors and Community Center
- U.S. Army Corps of Engineers Lock & Dam 16 Observation Area
- Weed Park: Muscatine Aquatic Center, Rose Garden, Civil War Cannon, 1920s Band Shell, and Native American Mounds



Muscatine County

- Fairport Fish Hatchery/Lucille A. Carver River Education Facility
- Saulsbury Bridge Recreation and Nature Area
- Wildcat Den State Park: 1848 Pine Creek Grist Mill, 1870s Melpine School, and unique geological sandstone formations

West Liberty

- Eulenspiegel Puppet Theatre, Historic New Strand Theater, Muscatine County Fairgrounds & West Liberty Raceway, Train Depot & Museum, and West Liberty Community Center

Wilton

- Candy Kitchen, Fine Arts & Theater Guild, Historical Society Museum, and Historic Train Depot

Blue Grass (Scott County)

- Berger Llama Farm, Crumly/Winter Buffalo and Exotics Farm



With assistance from:



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