

For more information on Muscatine, Iowa, please contact



MUSCATINE
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MUSCATINE

Greater Muscatine Chamber of Commerce & Industry 102 Walnut Street Muscatine, IA 52761 563.263.8895

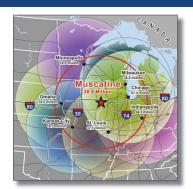
Located on the banks of the Mighty Mississippi River in Eastern lowa, Muscatine is a community rich in history and beauty. It is an economically strong business center, where several Fortune 500™ have chosen to locate. Once a world leader in the pearl button manufacturing industry, Muscatine earned the name, Pearl of the Mississippi. Former Muscatine resident Samuel Clemens (Mark Twain) once recalled, "And I remember Muscatine—still more pleasantly—for its summer sunsets. I have never seen any, on either side of the ocean, that equaled them." His fond recollection provides some insight into why Muscatine is a great place to live, work, play, and visit.



Muscatine is strategically located at a crossroads of various modes of transportation for both commuters and freight travel. Interstate 80, U.S. Highways 61 & 6, and State Highways Iowa 22 & 38 all provide regional commuting options for the growing workforce, and the location also benefits from easy access to the Muscatine Municipal Airport, the Canadian Pacific Railroad service, and freight service on Mississippi River waterways. The 300 mile market includes the seven major metropolitan areas of Chicago, Indianapolis, Kansas City, Milwaukee, Minneapolis-5t. Paul, Omaha and St. Louis, reaching a total area population of nearly 39 million.

300 Mile Market Population

Muscatine	38,817,473
Indianapolis, IN	54,498,599
Chicago, IL	47,366,236
Milwaukee, WI	38,758,316
St. Louis, MO	37,661,995
Kansas City, MO	19,073,161
Minneapolis, MN	16,467,628
Omaha, NE	14,835,575
Source: Esri Community Analyst, 2008-2012 American Community Survey 5	-Year Estimates



Awards

Policom Rankings
Due to its powerful and diverse economy, Muscatine placed in the top 15 percent among Micropolina Statistical Areas (McrSAs) in economic strength rankings in 2014 as determined by the Policom Corporation. The city's ranking rose from 419th in 2004 to 63rd in 2015, among 356 McrSAs. Policom considers 23 different economic factors when determining the rankings.



urce: Policom Corporation, Micropolitan Statistical Areas, 2015 Economic Strength Rankin

Blue Zones
Muscatine earned certification
as a Blue Zones Community on
July 30, 2014. The Blue Zones Project,
based on principles by Dan Buettner,
author of the books, "Blue Zones" and
"Thrive" ("Bris research and informa-"Thrive," offers research and informa-

Timive, Orles's teachers and information to account and lifestyles. The Blue Zones Project is part of Governor Terry Branstandt's Healthiest State Initiative. It is sponsored by Wellmark Blue Cross and Blue Cutel and the India and the State Initiative. and Blue Shield and Healthways.

SONES PR

Complete Streets
The National Complete Streets Coalition ranked Muscatine 8th best in complete street policies in the nation, thanks to its direct and committed policy to multi-modal transportation. Smart Growth America announced the rankings in 2013.

Ouality of Place

Parks and Recreation

60-Acre Park System	
ark and/or Recreation Areas	.2
laygrounds	1
ark Shelters	ole
iverfront Rental Facilities	
Riverview Center and Pearl City Station	
liles of Active Trails	. 1
Iunicipal Golf Course	
8 hole golf course	
8 hole Disc Golf Course in a 53 acre park	
luscatine Soccer Complex	
ull size fields	
(2 internationally sized and lighted)	
ent-Stein Park	

A 66-acre facility adjoining an 11-acre slough with 2 concession stands, 8 lighted baseball diamonds, 9 lighted softball diamonds, 9 lighted horsesho courts, picnic areas, fishing, and restrooms.



Muscatine Aquatic Center Located in Weed Park, the community's premier water activity center features 5 slides (2 drop slides, 1 family slide and 2 long slides), a zero-depth entry area and an interactive play structure with a kids' slide and spray area.

Boat Harbor & Marina 18 large houseboat slips, 66 smaller long dock slips, 8 transient boat slips • Water and electricity available • 2 Boat Launches with 4 total ramps • Gas and diesel fuel sales

Other Amenities 5 basketball courts (3 lighted) + 8 tennis courts (4 lighted) - 8 kate Park (Lighted), including 90 ft. X 50 ft. in-line hockey rink - 2 lighted sand volleyball courts - Riverfront ice skating rink Source: City of Muscatine Parks and Recreation Department, 2014



Attractions

Mississippi River Enjoy magnificent views of the nation's preeminent waterway from the Mark Twain Overlook and our beautiful downtown riverfront or take advantage of the many recreational opportunities the Mis-

Norbert F. Beckey Bridge A 1500-foot span connecting lowa and Il-linois, which becomes illuminated every night in an ever-changing rainbow of colors created by 43 LED fixtures.

Historic Districts/Buildings Muscatine has two national historic districts listed on the National Register of Historic Places (Downtown Commercial and West Hill) and two cultural and entertainment districts. In addition, there are several individual listings on the National Register



Arts/Culture/Museums

Muscatine Art Center. Accredited by the American Association of Museums and a Cultural Leadership Partner with the lowa Arts Council, the Museums and a Cultural Leadership Partner with the lowa Arts Council, the Museatine Art Centre houses works by notable American artists Grant Wood, Georgia O'Keefe, and Allan Houser, as well as a collection of Eu-ropean masters. The museum is located in the 1908 Museur Mansion and contemporary Stanley Gallery.



Muscatine History and Industry Center. Traces the economic his-tory of Muscatine, from its beginnings as a trading post for Native Ameri-cans to becoming the home to a wide variety of national and international companies. The center includes an exhibit on the pearl button industry, which provided Muscatine's unofficial inckname, "Pearl of the Mississppi."

Outdoor Sculptures/Fountains. Enjoy the unique and beautiful Folded Circle Arc, Mississippi Harvest, Prayer of Peace, and Mississippi Mist. Performing Arts. Muscatine offers an array of cultural facilities that rival those of larger metro areas, including the Muscatine Center for the Performing Arts, Muscatine Symphony Orchestra, Pearl City Players Theatrical Society, and Masquers Community Theatre.

Quality of Life

Primary and Secondary Education

Publ	lic	Sc	ho	ol	S	
	4		^-			:4

Muscatine Community School D	istrict	
Type of school	Number of Schools	Enrollment
Preschool	N/A	368
Elementary	8	2,403
Middle Schools	2	1,217
High Schools	1	1,588
Total	11	5,576
Graduation Rate		76.58%
Student Teacher Ratio		14 to 1
Average Total Salary per Teacher		\$50,700
Average ACT Test Score		22

Source: Iowa Department of Education, 2013-14 School Year.

Private and Parochial Schools Adventist Christian School • Faith Academy • Saints Mary & Mathias Catholic School Source: Yellowpages.com, 2014.

Post-Secondary Education
Institutions of Higher Learning within 50 Miles of Muscatine:
Augustana College - Black Hawk College - Coe College - Cornell College - towa Weelsyan College - Miles of College - Muscatine Community College - Palmer College of Chiropractic - Scott Community College - St. Ambrosa University - Timity College of Nursing - University of Iowa - Western Illinois University - Quad Cities

Source: Collegeboard org, 2015.



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Health Care	
Family Doctors	21
Dentists	14
Surgeons	6
Hospitals	Distance Beds
	Medical Centersapprox. 30 miles652 ttine0 miles80
3 Quad Cities locations	approx. 30 miles515 36 miles718
Source: Genesis Heath System, Unity Point Hea Healthgrades.com; 2015.	alth, University of Iowa Healthcare,
6	

Average Home Sales Price

Place	2014 Average Sales Price
Cedar Rapids (Northeast), IA	\$161,90
Cedar Rapids (Northwest), IA	\$142,20
Cedar Rapids (Southeast), IA	\$155,70
Cedar Rapids (Southwest), IA	\$139,50
Coralville, IA	\$302,600
Davenport, IA	\$138,70
Dubuque, IA	\$176.00
Iowa City, IA	
Moline, IL	\$104,20
Muscatine, IA	\$127.40
Rock Island, IL	\$88,20
Wilton, IA	
C . D. 1/0.D. 1/1.D. 1/2. (146 - 20/15 F - 17 - 1	D 1 1 1 1

ACCRA Cost of Living

	Composite	Grocery	Housing	Utilities	Transportation	Health	Misc. Goods & Services
Ames, IA	96.9	93.0	99.8	87.7	106.6	98.1	95.2
Burlington, IA	88.2	93.5	80.1	100.2	83.7	87.4	91.1
Cedar Rapids, IA	93.1	91.7	85.4	103.3	95.6	102.6	95.0
DMRI, IA-IL*	97.2	94.9	99.2	86.8	103.5	99.7	97.0
Des Moines, IA	92.0	93.4	84.4	93.4	99.0	96.9	94.1
Mason City, IA	88.4	97.7	72.5	96.5	90.8	93.4	94.2
W-CR, IA**	92.2	93.9	93.1	84.1	91.9	98.4	92.5
* DMRI, IA-IL = D ** W-CR, IA = Wa						itistical i	Area
Source: The Coun Living Survey.	cil for Comm	unity and	Economic F	Research (C2ER); 2014 A	CCRA C	ost of

Lodging

Louging		
Туре	Facilities	Rooms
Hotels/Motels	10	624
Bed & Breakfasts	22	8
Source: STR Inc. January 2015 and Musca	tine Convention and Visitors Ru	ureau 2015

Meeting Facilities

Facility	Capacity
Geneva Country Club	250 seats
Hotel Muscatine Meeting Room	400 seats
City of Muscatine Pearl City Station	175 seats
Muscatine City Riverview Center	400 seats
Rendezvous Reception Facility	400 seats
Stanley Hotel Conference Center (12,732 s.f.) - Coming i	in 2017N/A
Source: Muscatine Convention and Visitors Bureau, February 2015.	



Climate		
Average Annual Temperature	51.8°F	11.0°C
Average Winter Temperature	26.4°F	3.1°C
Average Summer Temperature	74.3°F	23.5°C
Average Annual Precipitation	38.53 in	97.9 cm
Source: National Climatic Data Center- Muscatir	ie, IA (1981-2010 Norm	als).

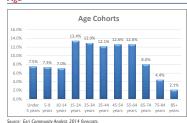
Demographics

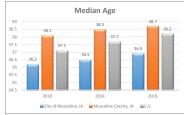
Population

				% change
	2000	2010	2015	2010-2015
City of Muscatine, IA	22,920	22,886	23,819	▲ 3.9%
Muscatine County, IA	41,722	42,745	43,343	▲ 1.4%
Source: U.S. Census Bureau, Cen	suses 2000 and 20	010: City of Muse	atine 2015 es	timates.

Households

				% change
	2000	2010	2015	2010-2019
City of Muscatine, IA	9,012	9,008	9,394	4.1%
Muscatine County, IA	15,847	16,412	16,695	▲ 1.7%

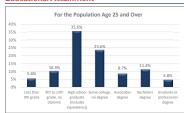




nunity Analyst, 2014 and 2019 Esri forecasts.



Educational Attainment



	Muscatine	IOWa	0.5.
ercent high school graduate or higher	84.0	91.2	86.3
ercent bachelors degree or higher	16.2	26.1	29.1
urce: U.S. Census Bureau, American Community Survey	3-year estimat	es, 2011-20	13.

Sex

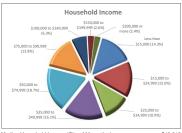
Male	49.2%
Female	50.8%
Source: Esri Community Analyst, 2014 Esri forecasts.	

Race

Vhite	
Black or African American	3.99
American Indian and Alaska Native	0.69
Asian	1.19
Native Hawaiian and Other Pacific Islander	0.09
Some Other Race	6.89
wo of More Races	2.69
ource: Esri Community Analyst, 2014 Esri forecasts.	

Hispanic/Latino Origin	_
Hispanic or Latino, of any race (City of Muscatine)17.8	3%
Hispanic or Latino, of any race (Iowa)5.7	%
Hispanic or Latino, of any race (U.S.)	%
Source: Esri Community Analyst, 2014 Esri forecasts.	

Income



..\$43,013 Median Household Income (City of Muscatine)..... ..\$52,406

Transportation and Utilities

Air Service	
Muscatine Municipal Airport (MUT) General Aviation Provider	Yes
Ouad Cities International Airport (MLI) Distance from Muscatine Daily Flights Major Airlines Non-Stop Cities Air Cargo Carriers.	50 5
Eastern Iowa Airport (CID) Distance from Muscatine Daily Flights. Major Airlines Non-Stop Cities Air Cargo Carriers.	35
Source: Individual air service browiders 2014	

Road Freight Service

Muscatine Trucking Carriers
Commercial Transport, Inc. • Curry's Transportation Services, Inc.
• Daufeldt Transport, Inc. • DND Transport, Inc. • JRB Target, Inc.
• Morgan Trucking Co. • Newcomb Warehouse, Inc. • Robert Brauns, Inc. • Robison Trucking, Inc. • Ruan Transport • Swift Transportation
• Tantara Transportation • Total Freight Solutions
Source: Individual Trucking service providers, 2014.



International Trade Services

International Trade Services located 30 miles east of Muscatine in the Quad Cities Area:

Computerized Paired Port System • Customs Bonded Motor Carriers • Customs House Brokers/International Freight Forwarders • Foreign Trade Zone #133 • U.S. Customs Port of Entry Source: US Customs & Border Protection office, Quad Cities Port of Entry, 2014.

Rail Service

reight
Canadian Pacific Railroadthrough Muscatine
owa Interstate Railroad approximately 13 miles away
Passenger
AMTRAK (Burlington, IA station)
(Mt. Pleasant, IA station)
(Galesburg, IL station)1 hour, 15 minutes
ource: Google Maps, 2014.

Utilities

Electricity – Muscatine Power and Water Natural Gas – Alliant Energy Water – Muscatine Power and Water Sewer – City of Muscatine Internet – Muscatine Power and Water Cable TV – Muscatine Power and Water

Cable TV – Muscatine Power and VAter

Muscatine offers some of the lowest utility rates in the state and nation.

Utility service reliability is extremely high with ability to deploy crews locally as needed to respond to service issues. MP&WA municipal utility is locally operated with local decision-making.

High speed broadband Internet services were launched in 1998. Commercial Internet customers are offered a city-wide, fiber-based network, as well as advanced point-to-point connectivity. Tier I-3 technical support is provided locally. Continuing to invest in the community, MP&W has started \$8 million fiber-to-premise infrastructure upgrade and will offer Internet with IGbps (gigabits per second) speeds to every home in Muscatine in 2017.

Competitive Utility Rates

Utility	Average cost per unit	Muscatine	U.S.
Electricity - Industrial	kWh	4.95¢	7.06¢
Electricity - Commercial	kWh	7.44¢	10.77¢
Electricity - Residential	kWh	9.94¢	12.53¢
Water - Industrial	1,000 gal	\$0.35	n/a
Water - Commercial	1,000 gal	\$1.43	n/a
Water - Residential	1,000 gal	\$3.76	n/a

Rate Sources: Electric and water: Muscatine Power and Department of Energy, Form EIA-826, December 2014.



Water Freight Service

Mississippi River - Lock and Dam No. 16 9-foot channel, 10-month navigation season

Source: U.S. Army Corps of Engineers[®], Mississippi River Valley Division. "Upper Mississippi River Locks & Dams." 2012.

Economy

Major Employers

HNI Corporation/The HON Company, Allsteel	.3,600
Grain Processing/Kent Feeds	900
Muscatine Community School District	855
Trinity Muscatine (formerly Unity Health Care)	485
Hy-Vee Food Store	430
Monsanto Company	400
Heinz, U.S.A.	370
Musco Sports Lighting	320
Wal-Mart Superstore	325
Muscatine Power & Water	290
Stanley Consultants	280
City of Muscatine	225
Raymond-Muscatine, Inc	285
Bridgestone Bandag LLC	200
Muscatine County	200
Carver Pump Company	100
Source: Compiled by Greater Muscatine Chamber of Commerce & Industry, 2014, from	

Workforce

Laborshed Area Labor Force	344,2981
Labor Force, Muscatine County	23,7632
Employed, Muscatine County	22,7902
Unemployment Rate, Muscatine County	4.1%2
Source: *lowa Workforce Development, December 2013, "Laborshed An	



Source: U.S. Department of Labor, Bureau of Labor Statistics and Iowa Workforce
Development January 1976 to September 2014. * Note: Labor Force for Muscatine County is
not seasonally adjusted.



L Source: U.S. Department of Labor, Bureau of Labor Statistics and lowa Workforce
Development, January 1976 to September 2014. * Note: Unemployment for Muscatine
County is not seasonally adjusted.



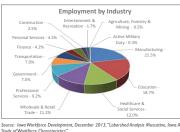








BRIDGESTONE BANDAG



Federal Taxes Deductible: Corporate - 50% * Individual - 100%
State Corporate Income Tax: Based solely on in-state sales.
State/Local Sales Tax: Current sate sales tax is 5% with two additional local option sales taxes of 1% each, bringing the total to 7%. All sales taxes exclude food, prescription drugs, and medical devices.
Property Tax: Manufacturing machinery, equipment, and computers are exement from prometry tax.

exempt from property tax.

Total Tax Rate (per \$1,000 Assessed Value)..... Actual Valuation (Property within Muscatine)

Source: Muscatine County Assessor's Office, 2013.\$1,262,442,922

Potail Sales

Retail Sales			
City	2013 Population Estimate	FY14 Retail Sales	
Muscatine, IA	23,034	\$377,445,272	
Ottumwa, IA	24,840	\$379,035,776	
Burlington, IA	25,725	\$309,351,402	
Clinton, IA	26,473	\$358,879,327	
Marshalltown, IA	27,844	\$328,920,980	

Source: U.S. Census Bureau, Population Estimates Program, July 1, 2013; Iowa Department of Revenue, December 2014.