



October 2024

COMMUNITY NEWSLETTER

SPACE TO BUILD A HOME

TARKIO TERRACE ADDITIONS

- Lot sizes vary from 9,000ft to over 27,000ft with a large green space down by the Tarkio Creek
- Potential for walkout basements
- Great view of the north side of Stanton
- Close proximity to 3 mile paved walking trail

VALHALLA HILLS

By the park is a 36-lot residential subdivision, located just south of Hwy 34.

Close proximity to 3 mile paved walking trail.

FOR MORE INFORMATION

City of Stanton Community Development Director
jramsey@fmtcnet.com
(712) 829-7340

AMENITIES

Utilities available include:

- Water
- Sewer
- Electric
- Fiber-optic available through Farmers Mutual Telephone Company

Close to:

- Stanton Community Schools (K-12)
- Viking Lake
- Close proximity to Council Bluffs/Omaha Metro

Embrace Swedish Heritage:

- Swedish Water Tower & Coffee Cup
- Swedish Heritage & Cultural Center

Local Centers:

- Stanton Child Resource Center in the new Lakin Foundation Development Center facility
- Stanton Viking Center

RETAIL OR OFFICE SPACES AVAILABLE TO RENT OR PURCHASE



324 Broad Ave



326 Broad Ave



405 Broad Ave



407 Broad Ave



312 Broad Ave



COMMERCIAL BUILDING FOR RENT



408 James Street

CONTACT:

Mickey Anderson at (712) 370-0037
324 Broad Ave, 326 Broad Ave,
405 Broad Ave, 407 Broad Ave

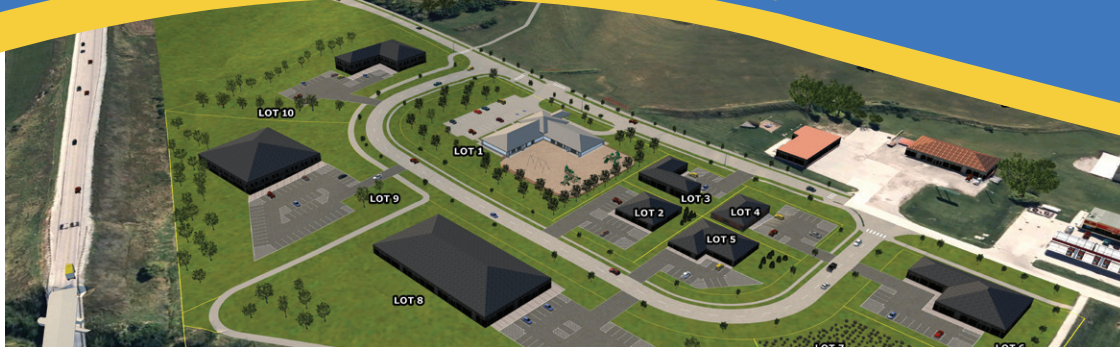
Dan Vennerberg at (920) 740-9151
312 Broad Ave

Jen Bruce at (712) 621-9974:
408 James Street

Stanton Updates

Technology Park

22 Acres



The Stanton Technology Park is located in a prime location at the entrance to Stanton on the north side of the community. The location on Highway 34 offers easy access within approximately 40 miles to Interstate 29 and 80. The 22-acre park can be developed in whole, or subdivided to meet the developer's needs.

TELECOMMUNICATIONS

- Farmers Mutual Telephone Company Gig-Certified Fiber (includes phone, internet, and TV)

ELECTRICITY

- Southwest Iowa Rural Electric Cooperative (REC) is a member-owned electric distribution cooperative serving. Southwest Iowa REC will provide electrical power to the site and the businesses that locate there.
- Because of the special requirements for various commercial members, each application will be reviewed to determine if a contribution in aid of construction or an advance for construction costs is required.
- Southwest Iowa REC also offers rebates and other incentives to its members.

WATER

- The City of Stanton Water Department will provide the parts and labor to provide water service from the main to the stop box. A temporary spigot will be provided by the City of Stanton at the stop box for water during construction, if needed. The stop box location will be determined by the City of Stanton Water Department.
- The water line will be made of copper from the main to the stop box (provided by the City) and from the stop box to the meter (labor and parts provided by the home/business owner by a licensed plumber). The City will provide the meter valves, meter, meter spuds and other necessary connections for the meter.
- Street cut, road compaction and street repair for water service provided by the City of Stanton Water Department.

SEWER

- Sewer connection to the sewer main to be made by a licensed plumber under the supervision of the City of Stanton Sewer Department. Parts and labor provided by the home/business owner.
- Street cut, road compaction and street repair for sewer provided by the City of Stanton Sewer Department.



THE STANTON TECHNOLOGY PARK

This 22-acre park, located on the north side of Stanton offers easy access to Highway 34. The technology park will be served with robust, reliable and redundant fiber optic symmetrical broadband service through Farmers Mutual Telephone Company (FMTC), which will accommodate businesses heavily reliant on technology and connectivity.

FMTC is a locally owned Independent and NTCA certified Gigabit Internet provider of fiber optic Internet, phone and TV service in Adams, Montgomery, Page, and Taylor Counties with a Fiber-to-the-home network. Stanton is one of their NTCA certified Smart Rural Communities.

Companies and industry are attracted to smart communities because they can leverage smart applications to operate their businesses more efficiently and more profitably. Additionally, smart communities attract smart talent, giving companies a better workforce to recruit and engage.

FMTC provides a robust, reliable and redundant "Connection to the World" from their local fiber network connected directly to 3 POP locations on the Aureon state-wide fiber network. FMTC also partners with Midwest Fiber Network to provide a 200 Gb redundant ethernet transport network connected to Aureon.



STANTON, IOWA: Stanton is a progressive community rich in history, positive family values, and active community member involvement. Stanton offers affordable housing, an accredited and well-respected K-12 school district, and Stanton Child Resource Center in the new Lakin Foundation Development Center facility. Recreational opportunities include beautiful parks, athletic fields and a 3-mile Greenbelt Trail through town. Viking Lake State Park is only two miles away, and offers camping, boating, and fishing.