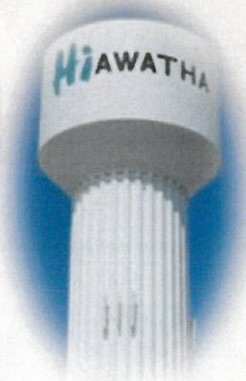
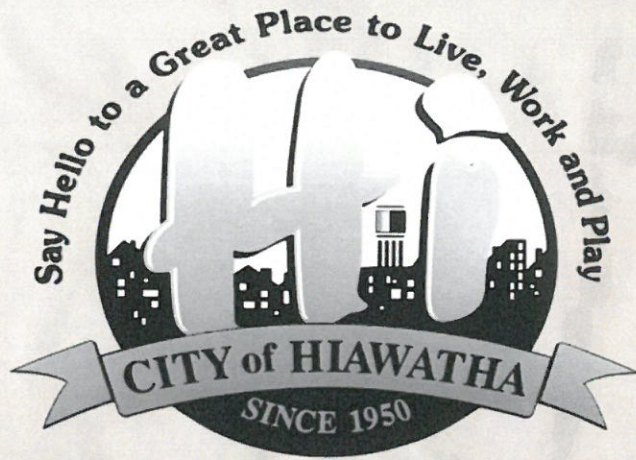


HIAWATHA



[www.hiawatha-iowa.com](http://www.hiawatha-iowa.com)

A Great Place to Live, Work, and Play!





# Welcome to Hiawatha

Welcome to Hiawatha, “A great place to live, work and play”. Growing our businesses, increasing our job base for residents and improving the economic well-being and quality of life for all, is what we strive for.

Hiawatha is positioned in an excellent location in East Central Iowa, north of Cedar Rapids. All of the benefits of a major city, with the safety and comfort of a small town. Conveniently located just north of Cedar Rapids, with easy access to Interstate 380, Hiawatha is within reach of customers, suppliers, and an entire marketplace of services and resources.

Hiawatha is well positioned to draw from a large consumer market and a labor pool of the entire laborshed area of 513,897 with an estimated 101,759 individuals who are very likely to acceptance of new employment. Opportunities for businesses, residents or visitors are abundant. Whether interest is in one of our industrial areas or buildings, our newest residential development, walking/biking trails, or to enjoy our recreational parks, you will find a friendly community, and camaraderie to get things done for the betterment of the community.

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## Creating the Vision - Town Center Project

Hiawatha leaders, over the past 14 years, have a vision to create a downtown area. In 2003, a grass roots effort with residents and business leaders provided ideas in creating “A There” in the heart of our community.

October 2003 - Town Center Committee Vision Statement: “Create a Hiawatha town center that is a vibrant gathering place for business, living and leisure”.



Since then, the City has invested and purchased blighted property to stimulate the Town Center Development and it’s first phase, City Hall, now sets the tone for development and reconstruction of the Center Point Road/Emmons Street and Robins Road intersection. In 2013, PAKAR, a developer, began phase three of the Town Center development, construction is in progress.

In the spring of 2014, the City will begin the North Center Point Road/Emmons Street/Robins Road realignment street reconstruction project to stimulate phase two in the amount of \$5M.

The vision will create a variety of shopping experiences, provide a safe and efficient traffic flow, enhance economic development and initiate a cooperative atmosphere between the businesses, City government and citizens.

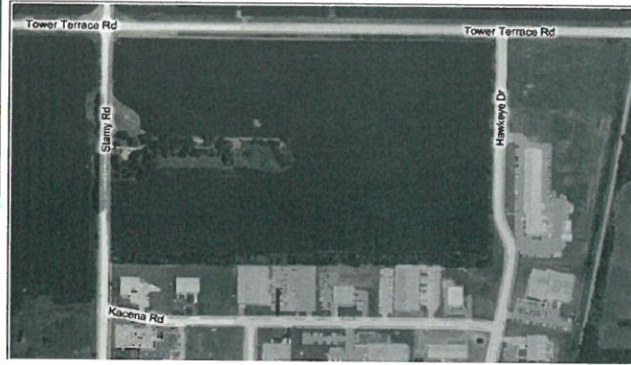




HIAWATHA

LOCATION  
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## Industrial Parks/Land Development



Hiawatha is the home for opportunity. Hiawatha's industrial area includes 148 acres of shovel ready land and 700 acres of develop ready land.

Our newest industrial park, Tower Commerce Center, is located along Stamy Road and Hawkeye Drive, only 1.55 miles from I-380 and Boyson Road, with a 57.7 acre, 26 lot business park.

New and expanding businesses will realize the benefit of each industrial park location within a TIF district. This, coupled with utilities on site, rail accessibility and proximity to I-380 and Highways 13 and 30, makes Hiawatha industrial parks attractive locations for business.

### Hiawatha Business Amenities:

- Nearby walking trails,
- Easy access to I-380,
- Daycare facilities, banks and restaurants within one mile,
- Communications - Qwest and ImOn providing high speed internet and telecommuni-

## Incentives

Businesses planning to expand or locate their operation in Hiawatha can look forward to working with a business friendly community and professional staff. The City of Hiawatha's business development program consists of Tax Increment Financing and staff that will work on your behalf to obtain needed resources from regional, state and federal sources to make projects financially feasible.







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## Work Force

Hiawatha and the metro area's labor force is diversely skilled, productive and large enough for most employers. The City of Hiawatha is part of a 7-County, Kirkwood Community College service area, with one of the regional centers located here in Hiawatha long Boyson Road. Our population of 420,000 will provide you with the skilled, motivated workers your business needs to thrive.

Our Laborshed is defined as the area or region from which an employment center draws its commuting workers. The total potential labor force is 513,897 with an estimated number of 101,759 individuals likely to change or accept employment.

Area employers surveyed rated the productivity of the workforce as "good to excellent". Along with the state "Skilled Iowa" incentive continues to provide and improve our quality workforce in Iowa and in our metro area and our area community colleges: Kirkwood Community College, Mt. Mercy University, Coe College and the University of Iowa, who provide quality of programs and a number of certifications.



## Transportation

Centrally located and nationally linked to markets throughout North America. Hiawatha reaches 60% of the U.S. population and manufacturing base within a 24 hour haul by truck or rail.

Hiawatha is located in the heart of the United States. The central time zone and its excellent accessibility to interstate roads and rail lines make it ideal for businesses seeking reguinal and national operations. The City of Hiawatha has invested in \$6.8M in its own arterial street infrastructure along North Center Point Road and Stamy Road. Hiawatha continues to strive to enhance Boyson Road and Tower Terrace Road for future growth and development. The City of Hiawatha is served by a 4-lane highway (I-380), which provides easy access to I-80, Highway 13 and the Avenue of Saints.

The Eastern Iowa Airport, located in Cedar Rapids provides 45 flights a day with non-stop service to 11 cities. You will find high quality and convenient air service to all major points in the United States and 36 international destinations.

The Hiawatha/Cedar Rapids metro area is served by four railroads: Cedar Rapids and Iowa City; Union Pacific; Iowa Northern and Canadian National. Trans-loaded facilities area available.

