

FOR IMMEDIATE RELEASE

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Jasper County and Iowa Interstate Railroad Finalize Joint Land Purchase to Launch Newton Rail Park

294-Acre Public-Private Acquisition Anchors 367-Acre Industrial Development in Central Iowa

Newton, Iowa - A landmark public-private land deal between Jasper County and Iowa Interstate Railroad, LLC (IAIS) has officially been completed. Together, the two entities acquired 294 acres of farmland immediately northwest of the City of Newton, expanding existing IAIS property to establish the Newton Rail Park, a next-generation industrial rail development totaling 367 developable acres.

Announced at a media event held July 30 at the Jasper County Courthouse, this unique purchase represents a significant milestone in collaborative economic development. Leaders from both the public and private sectors came together to celebrate the finalization of the land acquisition and shared their vision for the site's future potential.

“Jasper County is thrilled to announce its partnership with Iowa Interstate Railroad for the development of a new industrial rail park located just north of Newton. This group of public and private partners, comprising the Iowa Interstate Railroad and Jasper County, has created a unique opportunity for economic development, benefiting both Jasper County and Central Iowa.” – Brandon Talsma, Chairman, Jasper County Board of Supervisors

Strategically located within the park sits IAIS's Newton Rail Terminal and their newly developed \$9 million Renewable Energy Logistics Center, a truck-to-rail transload facility serving wind energy companies and other industries.

Positioned in the heart of Iowa’s agriculture ecosystem, manufacturing base, green energy economy, and the greater Des Moines workforce, NRP is fast emerging as one of Iowa’s most unique and well-planned industrial parks.

Backed by a novel and robust public-private partnership, NRP is the only industrial park of its kind in the state of Iowa. The partnerships include: IAIS, Jasper County, Jasper County Economic Development Corporation, Newton Development Corporation, the City of Newton, Alliant Energy, ITC Midwest, and Black Hills Energy.

“At Iowa Interstate Railroad, we see the Newton Rail Park as more than just a strategic site, it’s a shared investment in the future of this region. This public-private partnership reflects a common vision: to bring high-quality jobs, infrastructure, and new opportunities to central Iowa. As we continue growing our rail network, we’re equally committed to supporting Newton’s long-term success.” – Joe Parsons, President & CEO, Iowa Interstate Railroad, LLC

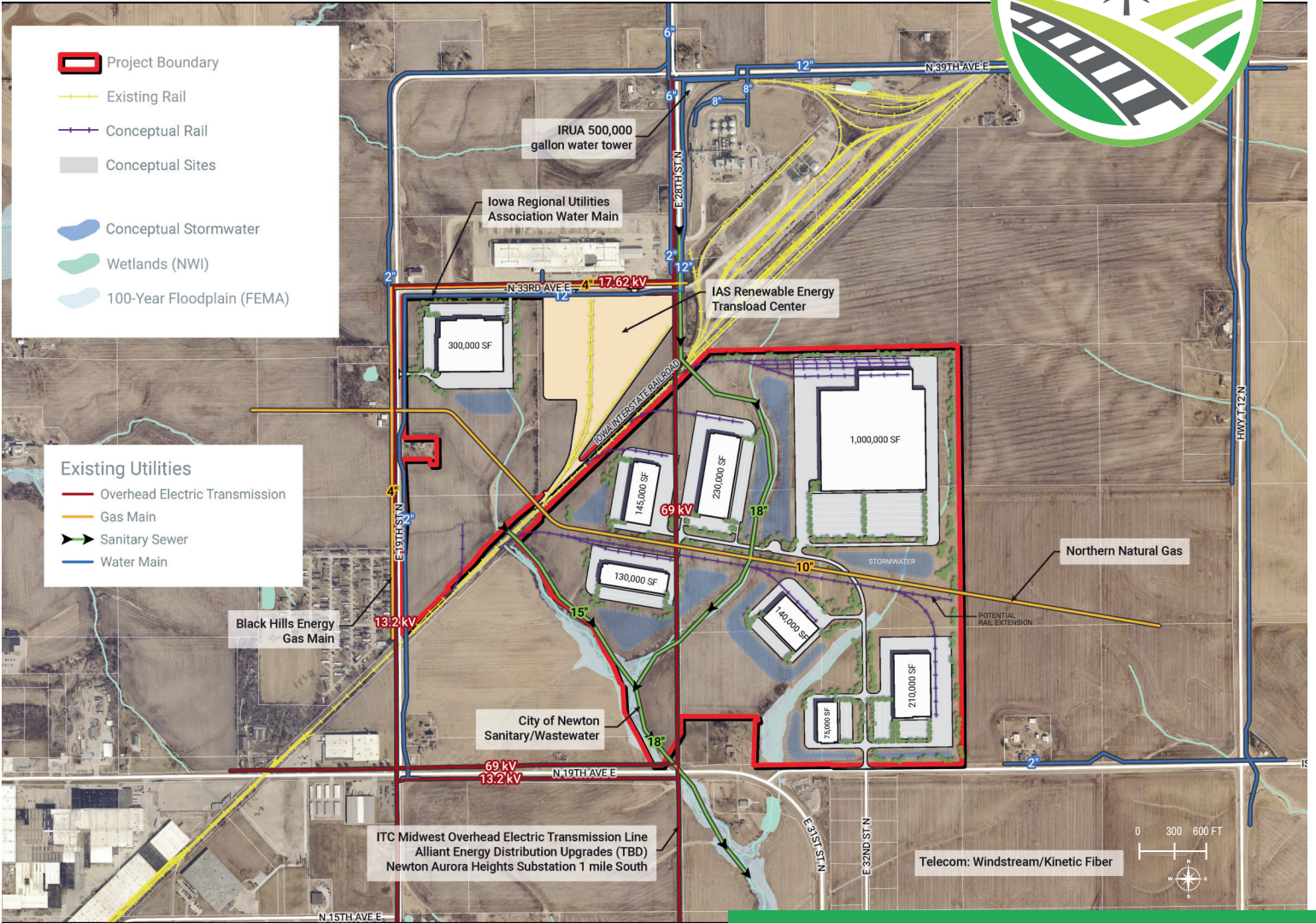
Next steps will include finalizing the Iowa Economic Development Authority (IEDA) Site Certification later this year, advancing key infrastructure planning, funding, construction, and aggressive targeted marketing to recruit park tenants. Newton Rail Park already has numerous prospects interested in evaluating the park as a future location for their industrial operations.

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NEWTON RAIL PARK

North 33rd Avenue East, Newton, IA 50208

NEWTON
RAIL PARK



Concept Plan & Infrastructure Map

Newton, Iowa | Available Land: 367 Acres

SITE DETAILS

- **Available Acres:** 367
- **Topography:** Gently Rolling
- **Zoning:** Industrial & Agricultural
- **Site Certification:** Undergoing due diligence for Iowa Certified Site Program (anticipated Q4 2025)
- **Adjacent Available Acres:** 73+
- **Setting:** Suitable for renewable energy, heavy/light manufacturing & logistics
- **Within City Limits:** Partially within the City of Newton & Jasper County with annexation TBD by end user

TRANSPORTATION

- **Nearest Interstate(s):** I-80 (2.8 miles south)
- **Nearest Federal Highway:** U.S. Highway 6 (1.3 miles south)
- **Nearest Commercial Airport:** Des Moines International Airport (40 miles)
- **Rail Access:** Served by IAIS with direct mainline access to all six Class I railroads

UTILITIES

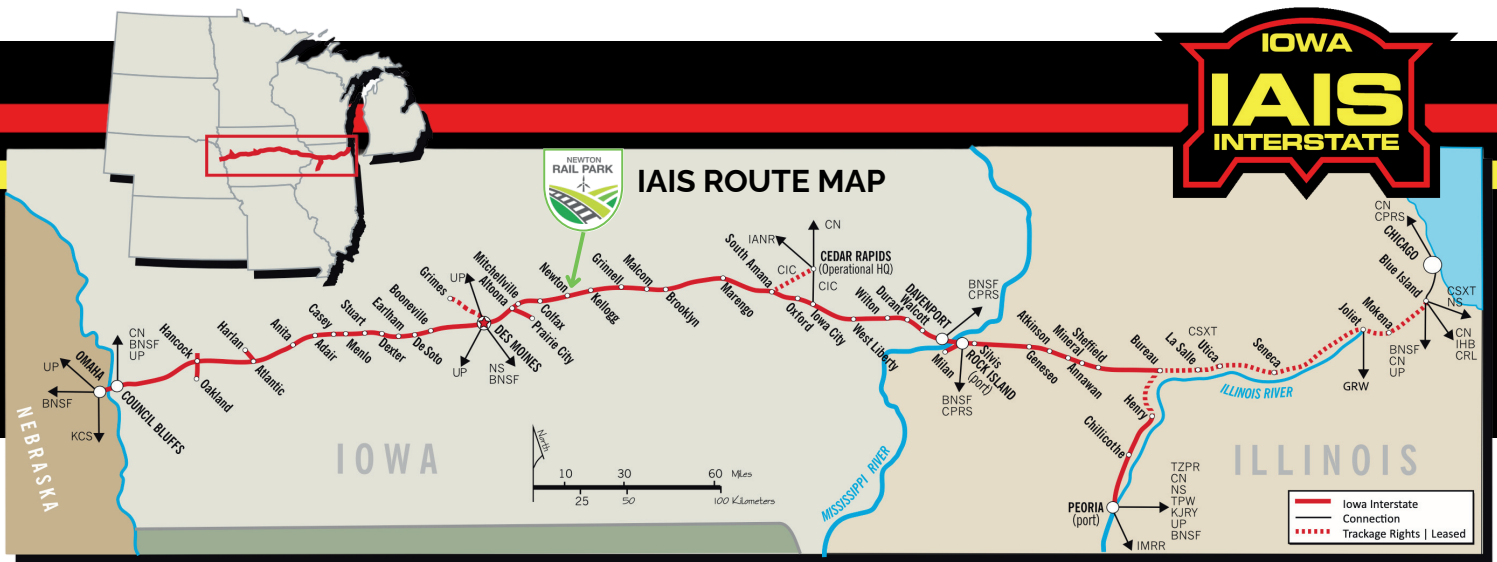
- **Electric:** Alliant Energy, up to 120 MW; 50% certified renewable, 100% renewable available. ITC Midwest overhead lines 69kv
- **Natural Gas:** Black Hills Energy, 30,000 mcf/month; 4" & 6" line on the west and south sides; Min. Pressure PSI 50
- **Telecommunications:** Kinetic; Data Caps - unlimited, all fiber connections are symmetrical (same upload & download speeds) typical 300 Mbps - 2 Gbps range, but can supply as much bandwidth as is required by any business
- **Sewer Distribution:** City of Newton, 15" & 18" lines, 600,000 GDP
- **Water Distribution:** City of Newton & Iowa Rural Utilities Association; 12" line, 100,000 to 150,000 GDP, capacity increase to 250,000 possible with construction of \$1M booster station

OFFERING

Sale Price: \$40,000 per acre

LAND OWNERS





PROPERTY AND AREA

Newton Rail Park offers 367 controlled, shovel-ready acres within city limits, directly served by Iowa Interstate Railroad (IAIS) with on-site mainline access and a full-service rail yard. As the only U.S. regional railroad connected to all six Class I carriers, IAIS provides unmatched service, routing optionality and reach — making Newton a **rail-enabled gateway to growth**.

The site is adjacent to IAIS's \$9 million Renewable Energy Logistics & Transload Center and sits within a growing clean energy cluster that includes Chevron-REG (biodiesel), Arcosa (wind towers), TPI Composites (wind blades), and Eco-Energy (biofuels).

Located just 30 miles east of Des Moines, Newton offers access to a regional **workforce of over 43,000** and benefits from strong public-private partnerships and a central location in Iowa's ag, energy, and manufacturing corridor.

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IAIS RAILROAD: RAIL ADVANTAGES THAT GO BEYOND THE SITE

- **Strategic Location:** Newton Rail Park sits at the heart of the U.S. ag and energy supply chain, ideally positioned for bulk, containerized, and time-sensitive freight.
- **Cluster Advantage:** Adjacent to IAIS's \$9M Renewable Energy Logistics Center, a purpose-built transload hub for wind, biofuels, and industrial cargo.
- **Intermodal Access Through IAIS:** Access to containerized freight via Des Moines (25 mi) CSX terminal and Class I hubs in Council Bluffs (160 mi), expanding global reach via rail-to-truck or port.
- **More Than Rail-Served – Rail-Enabled:** A true development partner with in-house engineering and a service-first culture - named **2025 Regional Railroad of the Year** for project execution and customer support.
- **Direct Mainline Access:** IAIS's mainline runs through Newton Rail Park, with on-site turnout, industrial lead track, and full yard service to support inbound and outbound rail flows.
- **Unrivaled Connectivity:** The only U.S. regional railroad connected to **all six Class I railroads** via Council Bluffs, Des Moines, Davenport, Rock Island, Peoria, and Chicago — offering unmatched routing options.

