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PO Box 768, Carroll, Iowa 51401 August 2025

Western Iowa Advantage is a collaborative group of economic development officials in Audubon, Calhoun, Carroll, Crawford, Greene, Ida, and Sac Counties.

VT Industries Awarded New Market Tax Credits

Iowa Business Growth is the contact in Iowa for projects that may potentially qualify for the New Market Tax Credit (NMTC) program. This federal program attracts private capital into federally designated NMTC eligible areas. Ida County Economic Development provided program information, initial application assistance, and the connection to the Iowa Business Growth team. This successful project application represents a \$15.0 million allocation resulting in \$5.85 million in tax credits.

Iowa Business Growth presented a donation that will help to seed a new grant program for businesses in Holstein.



Individuals pictured from left to right: Keith Horan, Director of Engineering VTI, Rita Frahm, ICED, Steve Kruse, President Iowa Business Growth, Brent LaPoint, Project Manager VTI, Travis Mudloff, Sr. Vice President VTI

Sac and Fox Flats Now Available for Lease

Sac and Fox Flats are now open for lease in Sac City! During Chautauqua Days, Ma'una Property Management and Huegerich Construction Inc held an open house and welcomed an estimated 900 people while showcasing the new apartment units developed in the former Sac City school building. This development created 25 - 1, 2, and 3 bedroom apartment units in the former school building. Construction on new multiplex units is well underway with an anticipated completion after the first of the year. Visit mauna.managebuilding.com for more pictures and lease information.



West Central Iowa's HUB 712 Is Buzzing with Talent

Located in Carroll, Iowa, HUB 712 is a vibrant co-working space and business resource center serving eight counties in the region—Ida, Sac, Calhoun, Carroll, Greene, Audubon, and Guthrie. Founded by the Carroll County Growth Partnership, HUB 712 works in collaboration with regional partners and resource providers to support local entrepreneurs and small businesses.

All five private offices at HUB 712 are full, and the full-time member mix tells a powerful story: innovation, entrepreneurship, and remote work is alive in rural West Central Iowa.

Inside the space, you'll find:

- Classroom Clinic, a fast-growing telehealth company connecting Iowa schools to mental health services.
- A financial advisor from Raymond James, offering personal investment guidance.
- A remote worker with Twist Bioscience, a San Francisco-based biotech company
- The managing partner of Verizon Wireless and Anytime Fitness locations in Carroll, leading well-established businesses from a shared office
- A freelancer and founder of Mercury Boost, a communications firm specializing in digital and traditional print advertising, fundraising, and public relations.
- And a media solopreneur offering video production, photography, and drone pilot services

While their industries vary, HUB 712 tenants share a common appreciation for more than just four walls—they value being part of a coworking community that encourages connection, collaboration, and continued growth. In just one-year, meaningful connections and relationships have been born among members and within the broader regional network—leading to new collaborations, partnerships, and business opportunities.

Members regularly participate in quarterly networking activities and have access to the business resource network.

HUB 712 is a shining example of the kind of collaborative infrastructure that Western Iowa Advantage champions, made possible through strong regional partnerships and collaboration.



Learn more at www.hub712.com. Email us at hello@hub712.com or call us at 712-775-3687 for more information.

Townhomes on Third, Audubon

Audubon County Economic Development (ACED) just completed two duplexes in Audubon, which is the 16th housing unit the organization has built. Each unit is 1,465 SF with three bedrooms, two bathrooms, and a two car garage.

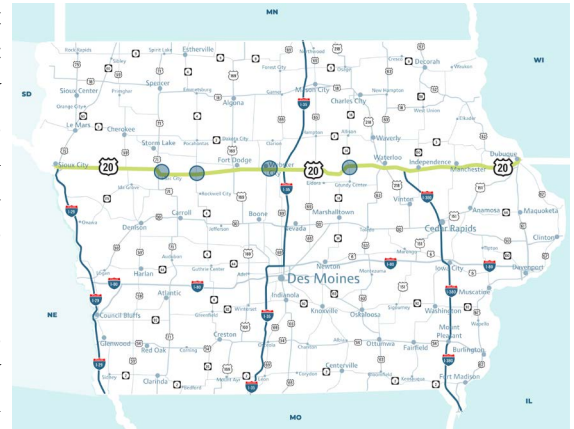
Two units sold prior to breaking ground and ACED is working with a local realtor to sell the remaining two.



U.S. Highway Corridor Study

The U.S. Highway 20 Corridor Study is a regional economic development effort aimed at enhancing site readiness and long-term economic competitiveness along the Highway 20 corridor in Iowa. The Study focuses on strategic infrastructure analysis, preliminary site planning, and the creation of new marketing tools to support targeted industrial and commercial development across four sites. The initiative is supported by local partners and economic development organizations (EDOs), including the [Iowa Area Development Group \(IADG\)](#).

Two sites in the study are in Sac and Calhoun Counties. In Sac County, roughly 90 acres of land near the highway are being evaluated for a new industrial park. In Calhoun County, 109 acres are being evaluated for an expanded business park. Both sites have unique attributes that appeal to select industry sectors.



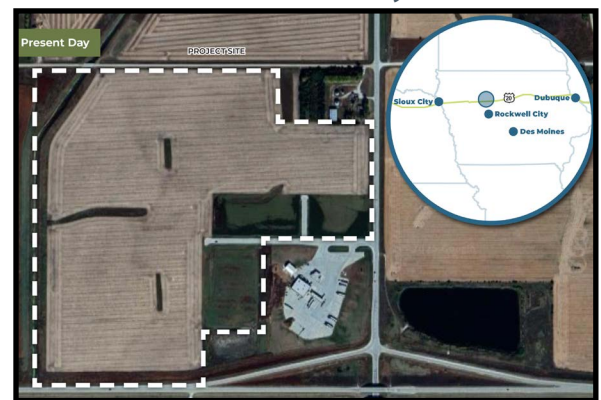
Highway 20 Corridor, Iowa

At the conclusion of the study in August 2025, participating EDOs will better understand site strengths and constraints, infrastructure improvement costs, infrastructure alternatives, and site concept layouts. EDOs will also have customized marketing materials for each site. Study results will inform future investment decisions, funding applications, and recruitment efforts.

Sac County Site



Calhoun County Site



New Business Making Progress in Exira

Blake and Claire Asberry of Exira, Iowa have been hard at work renovating a 1914 building in Exira's Downtown. This building was previously the Exira American Legion. This project has addressed the entire building from the inside-out. To date, the owners have completed all of the demolition which encompassed all three floors and over 110,000 pounds of material removed. They have also installed a new roof, 20 new windows, poured new concrete in the basement and framed the main floor. Once completed, the building owners anticipate renting out the second story apartments and opening a business on the main floor. The business will feature specialty coffee, baked goods, local fresh produce, eco-friendly, clean products, bulk goods, and more. This was project was made possible through the owner's private investment as well as investment from the City of Exira, an IEDA Community Catalyst Grant, and an Audubon County Community Grant.



