



# Stanton, Iowa

Committed to welcoming friends  
- both new and old.



Home of the  
world's largest  
Swedish Coffee Pot  
and Swedish Cup  
and Saucer.

[www.StantonIowa.com](http://www.StantonIowa.com)

# It's All About Partnerships!



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# Everything Starts With A Plan And Partnerships

- Comprehensive Plan
- Rural Housing Assessment Report
- AARP Survey Results
- Local Support
- Stanton Community Development Plan
- Advisory Council

## Awards and Designations



**Stanton, Iowa**  
Committed to welcoming friends  
– both new and old.



Stanton Child Resource Center

*We invite you to experience Stanton  
for a day, a week or a lifetime!*



### Designations

- » Iowa Great Place
- » Wellmark Healthy Hometown
- » AARP Age-Friendly Designation (1 of 7 in Iowa)
- » Iowa Thriving Communities



**Approximate Timeline Date Sold or Acquired Properties of the Stanton Area Industrial Foundation**

1970	Stanton Area Industrial Foundation was founded		Sold 207 Highland lot to United Farmers Merc for Spec House
1970	Raised Funds to Rebuild Restaurant After Fire	2000	
1986	Raised \$40,000 First for 1st Spec Home	2000	Sold Spec Home 116 Broad Ave to Whitt
1987	Bought Lot from Allen Hart on Frankfort Street	2000	Sold Spec Home 118 Broad Ave to Rogers
1989	Bought 605 Frankfort Tore Down House from Hansen	2001	Bought 506 Broad Ave Home and Tore Down
1990	Sold Spec Home to Royce Duncan	2002	Sold Spec Home 105 Broad Ave to Weis
1990	Sold Spec Home 605 Frankfort to Mainquist	2003	Sold Spec Home 103 Broad Ave to Shelton
1990	Bought and Tore Down Home Sold to Mamrelund Lutheran Church	2004	Sold Spec Home 101 Broad Ave to Hopf
1991	Sold Spec Home 512 Harvard Ave to Rossander	2005	Sold 205 Highland Ave Spec Home to Schenck
	Purchased Corner Lots on Highland and Hilltop for Housing Development	2009	Sold Spec Home 107 Broad Ave to McFarland
1992	Sold Spec Home 405 Grand Ave to Keith Mullen	2012	Sold 506 Broad Ave Spec Home to Nimrods
1992	Bought Beam Property Southeast for Housing Development	2012	Provided Gap Financing for Restaurant
1993	Sold 313 Highland Ave Spec Home	2014	Sold Johnson Four Acres to Dennis Houston
1993	Sold 311 Highland Ave Spec Home to Post	2014	Sold 303 Elliott Rehab Home
	Bought Quist Farm 21 Acres of Farm Land to Protect Front Door to Stanton and Future Development (still owned)	2014	Sold Parcel to Shawn McCunn
1994	Sold 103 Hilltop Ave Spec Home Anderson	2014	Bought 301 Prairie Ave for Rehab
1994	Sold Spec Home 112 Halland Ave to Mathis	2015	Acquired Two Building Lots at 409 Frankfort
1994	Sold Spec Home 110 Halland Ave to Reed	2015	Purchased 203 Highland from Schenck
1995	Sold Spec Home 106 Halland Ave to Osher	2015	Sold 203 Highland to Kaiser to Build a Home
	Bought Lukehart Property 4.71 Acres for Housing Development	2015	Sold 301 Prairie Ave to Seifert
1996	Sold Spec Home 114 Halland Ave to Burham	2015	Granted Easement to City for Trail
1996	Sold Spec Home 104 Halland Ave to Schroeder	2016	Bought 303 Elliott Home for Rehab
1996	Sold Lot to Burke for Housing	2016	Sold 303 Elliott Rehab Home to Blazic
1997	Bought and Tore Down Sale Barn	2016	Bought 304 Hilltop for Rehab Home
1998	Bought Four Acres from Deb Johnson	2016	Deeded Road to City for New Caseys
1998	Sold Sale Barn North Lots to Bates for Storage	2017	Purchased Mason Building on Broad Ave
1998	Sold Sale Barn South Lots to City of Stanton for Maintenance Shed	2017	Purchased 303 Prairie Home for Rehab
1998	Sold Spec Home 108 Halland Ave to Anderson	2017	Donated \$4000.00 to the City of Stanton for the Creative Placemaking Project
	Bought Property From Franzen's Southwest and Built Four Homes and Sold Four Lots	2018	Sold Frankfort Street Lots
1999	Bought Shares in Acorn II in Red Oak to Build Spec Building (still own shares)	2018	Sold 303 Prairie Home
2000		2019	Sold 304 Hilltop Home
		2019	Revitalized Mason Building Apt/Two Businesses Spaces
		2021	Announcement of Creating a Technology Park
		2021	Signed Agreement to Sell Lot to Stanton Child Center
		2023	Sold Mason Building

	<b>25 New Homes Have Been Built Within the Last 72 Months in the District</b>
	<b>75 Additional New Homes have Been Built Within the Last 20 Years in the District</b>
	<b>Approximately 152 Homes Have Been Built in the Stanton District Within 30 Years</b>
	<b>Several Rehab Homes in the Community</b>
	<b>Purchased Building on Main Street for Upper Story Apartments</b>







Stanton Area Industrial  
Foundation Rehab Homes



Stanton Area Industrial  
Spec Homes







It's Time to Come  
**home**

## VALHALLA HILLS



**STANTON, IOWA**  
A place to call home

**IN BEAUTIFUL STANTON, IA**  
CHOOSE ANY BUILDER &  
**BUILD YOUR DREAM HOME!**

**CONTACT US**  
712-370-0088  
712-621-2441



### VALHALLA HILLS STANTON, IA

By the park is a 36-lot residential subdivision, located just south of Hwy 34. Now Selling Phase 1 Lots.

**A place to call home**  
In a beautiful location



### Valhalla Hills 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:

- 5-Star Stanton Child Resource Center
- Stanton Viking Center



## TARKIO TERRACE

ADDITIONS

CONTACT  
Mark Focht 712-621-7448



For More Information  
City of Stanton  
Community Development Director  
jamsey@tmcnot.com  
(712) 829-7340

Lots Available

- 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

### FOCHT 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
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Local Centers:

- 5-Star Stanton Child Resource Center
- Stanton Viking Center

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# Residential Building Benefits

*Come and join us in Stanton!*

## Residential Construction Building Benefits:

- No charge for a building permit
- No charge for water services to the stop box
- No charge to have sewer main available for hookup
- No charge for material or labor to bring the electric service to the meter
- No charge for electricity during construction
- Electrical rebates through City of Stanton
- 100% exemption on taxation up to \$75,000 on actual value added by eligible improvements. The exemption is for a period of five years.
- Farmers Mutual Telephone Company Gig-Certified Fiber (includes phone, internet, and TV)  
\* \$1,000 in free services for any new structure built that requires new fiber optic connection

## *All this & More . . .*

### Amenities

- 3 City Parks with Playground and Greenbelt Walking/Bicycle Trail
- 5-Star Stanton Child Resource Center
- 5-Star Good Shepherd Christian Preschool
- Quality K-12 Stanton Community Schools with High Test Scores, Effective Teachers and Modern Technology

### Stanton Viking Center

- Fitness Center
- Gymnasium & Walking Track
- Community Room with Kitchen
- FEMA Approved Tornado Shelter
- Stanton Public Library

### Location

- Close Distance to Viking Lake State Park
- Close Distance to Montgomery County Memorial Hospital
- 50 miles to Metro Council Bluffs & Omaha Area

### Residential/Commercial

- Low Tax Rates & Low Cost of Living
- Family-Friendly
- Building Lots for Sale
- Business-Friendly

### Swedish Heritage

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

Learn more at  
[www.stantoniowa.com](http://www.stantoniowa.com)





Downtown  
Stanton  
Before





Downtown  
Stanton  
After







Downtown  
Stanton  
After

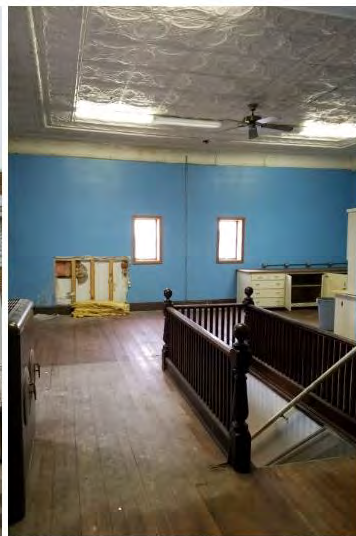


Downtown  
Stanton  
After

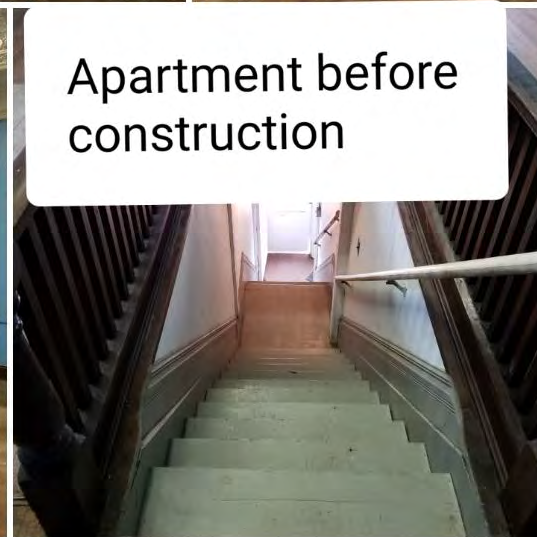


Downtown  
Stanton  
After



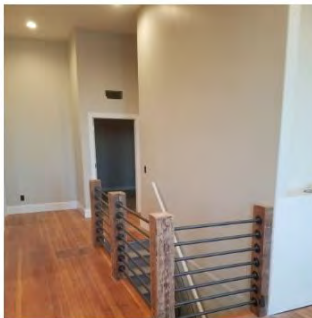


Stanton  
Area  
Industrial  
Foundation  
Downtown  
Mason  
Building  
Catalyst  
Project

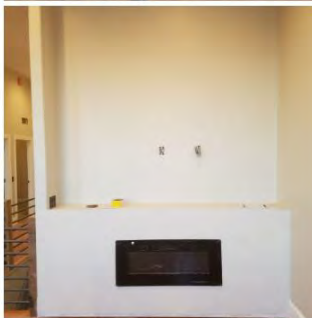
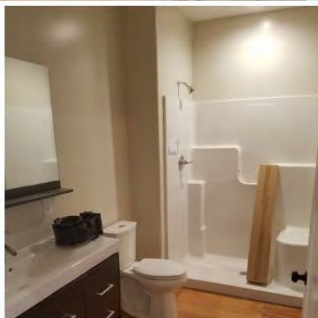
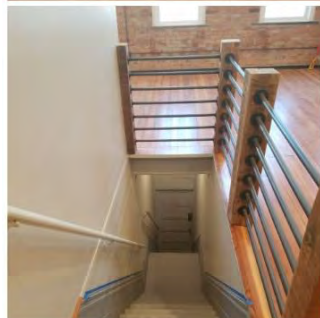


Apartment before  
construction

Apartment

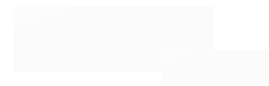


Stanton  
Area  
Industrial  
Foundation  
Downtown  
Mason  
Building  
Catalyst  
Project





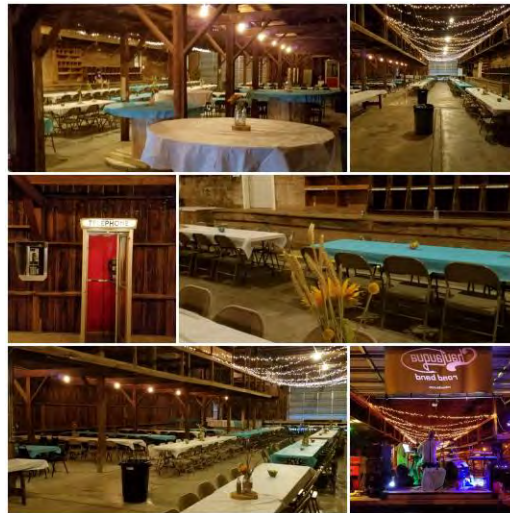
Stanton  
Innovation  
Hub







FMTC Tech Center



Stanton Old Lumber Yard  
Event Center and OLY  
Suites





*Rustic Views*  
**LASTING  
MEMORIES**

- WEDDING VENUE
- CORPORATE EVENTS
- FAMILY CELEBRATIONS / REUNIONS
- BANQUETS & AUCTIONS



Events Center  
227 Thorn Street Stanton, Iowa  
(712)829-7350  
[www.stantonOLY.com](http://www.stantonOLY.com)



Stanton Old Lumber Yard  
Event Center and OLY  
Suites





## 12 New Businesses in Last 5 Years

- Legacy Mutual Insurance Association
- Casey's General Store
- A&L Supply
- Lewellen Photography and Event Center
- Old Lumber Yard Event Center (OLU)
- OLY Guest Suites
- Gibbs Chophouse
- Fika Coffee Hus
- Midwest Ag Services Inc.
- Patten Training & Review, LLC
- Underdog Design & Drawing
- Midwest Data Iowa



## Location

- » Opening in 2024
- » Holds 120 children
- » Ages 6 weeks-12 Years
- » Open 6am-6pm
- » Stanton Technology Park Anchor Institution

Stanton Child Resource Center located in the Charles E. Lakin Foundation Resource Center Facility

# Stanton Technology Park



## Location

- » On Highway 34; easy highway access
- » 40 miles to I-29 and I-80
- » 1hr to Omaha/Council Bluffs
- » 22-acre park; Shovel-ready
- » Sites can be developed in whole or subdivided to meet developer's needs.
- » All utilities are on-site
- » Negotiable lot prices

\*All lots will have access to the fiber broadband services provided by FMTC – Stanton.



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## Stanton Technology Park



Stanton Trail Extensions

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## Stanton New Recreation Projects



2yr-5yr Playground



Sand Volleyball Courts



Kevin Blunt Memorial  
Basketball Court

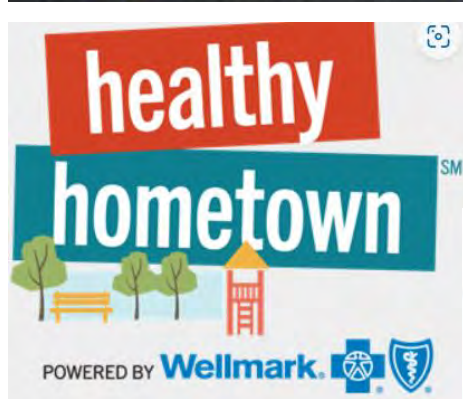


Stanton Viking Center  
Gymnasium-Fitness Center  
Stanton Public Library  
Good Shepherd Christian  
Preschool





Stanton: Partners



Stanton: Partners





Stanton: Partners

Stanton Community  
Foundation

**STANTON**  
COMMUNITY SCHOOLS



**Community Foundations  
of Southwest Iowa**  
Growing good, together.

Stanton Area Industrial Foundation




Montgomery County Memorial  
Hospital + Clinics

Montgomery County  
Development Corporation



**SWIPCO**  
A Bright Look Ahead™

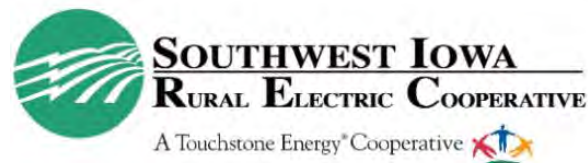


**PAINT IOWA**  
BEAUTIFUL



**MIDAMERICAN  
ENERGY COMPANY**  
Obsessively, Relentlessly At Your Service™

Montgomery County  
IOWA



**SOUTHWEST IOWA  
RURAL ELECTRIC COOPERATIVE**  
A Touchstone Energy® Cooperative



**SCRC**  
Stanton Child Resource Center



**RIPPLE  
EFFECT**



**Omaha Community  
Foundation**

Chamber of Commerce

**EMSWILER ARCHITECTURE**  
SWEDISH HERITAGE AND CULTURAL CENTER.