



MUSCATINE

IOWA

Community Profile



Welcome

Located on the banks of the Mighty Mississippi River in Eastern Iowa, Muscatine is a community rich in history and beauty. It is an economically strong business center, where several Fortune 500™ businesses have chosen to locate. Once a world leader in the pearl button manufacturing industry, Muscatine earned the name, Pearl of the Mississippi. Former Muscatine resident Samuel Clemens (Mark Twain) once recalled, **“And I remember Muscatine—still more pleasantly—for its summer sunsets. I have never seen any, on either side of the ocean, that equaled them.”** His fond recollection provides some insight into why Muscatine is a great place to live, work, play, and visit.

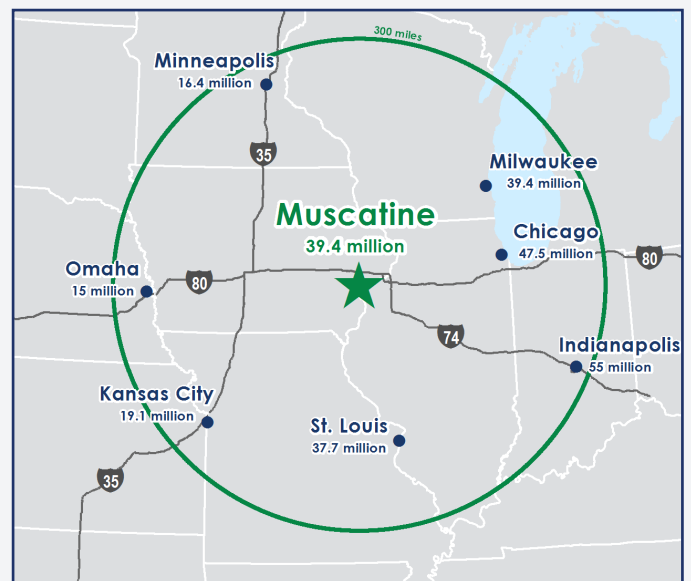


Location

Muscatine is strategically located at a crossroads of various modes of transportation for both commuters and freight travel. Interstate 80, U.S. Highways 61 & 6, and State Highways Iowa 22 & 38 all provide regional commuting options for the growing workforce. The location also benefits from easy access to the Muscatine Municipal Airport, the Canadian Pacific Railroad service, and freight service on Mississippi River waterways. The 300-mile market includes the seven major metropolitan areas of Chicago, Indianapolis, Kansas City, Milwaukee, Minneapolis-St. Paul, Omaha, and St. Louis, reaching a total area population of nearly 39 million.

300-Mile Market Population

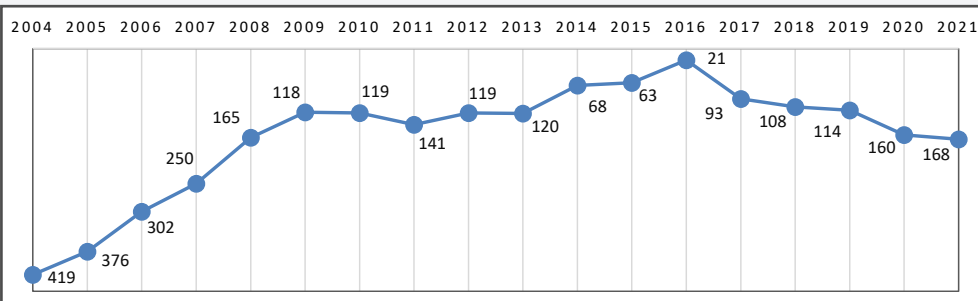
| | |
|-------------------------------|------------------------------|
| 39,789,117 – Muscatine, IA | 37,999,304 – St. Louis, MO |
| 55,426,131 – Indianapolis, IN | 19,881,835 – Kansas City, MO |
| 47,366,441 – Chicago, IL | 16,931,672 – Minneapolis, MN |
| 40,330,058 – Milwaukee, WI | 15,020,138 – Omaha, NE |



Awards

Policom Rankings

Due to its powerful and diverse economy, Muscatine is in the top 30 percent among Micropolitan Statistical Areas (McrSAs) in economic strength rankings as determined by the Policom Corporation. The city's ranking in 2021 is 168 out of 536 McrSAs. Policom considers 23 different economic factors when determining the rankings.



Source: Policom Corporation. Micropolitan Statistical Areas. 2021 Economic Strength Ranking.
<https://policom.com/rankings-micropolitan-areas/>

Blue Zones

Muscatine earned certification as a Blue Zones Community on July 30, 2014. The Blue Zones Project, based on principles by Dan Buettner, author of the books, “Blue Zones” and “Thrive,” offers research and information targeted at helping people living longer, better lives by changing their environment and lifestyles. The Blue Zones Project is part of Governor Terry Branstad’s Healthiest State Initiative. It is sponsored by Wellmark Blue Cross and Blue Shield and Healthways.

Complete Streets

The National Complete Streets Coalition ranked Muscatine 8th best in complete street policies in the nation, thanks to its direct and committed policy to multi-modal transportation. Smart Growth America announced the rankings in 2013.



Demographics

Population

| | 2000 | 2010 | 2020 |
|-----------------------|--------|--------|--------|
| City of Muscatine, IA | 22,920 | 22,886 | 23,797 |
| Muscatine County, IA | 41,722 | 42,745 | 43,235 |

Source: U.S. Census Bureau, Decennial Census

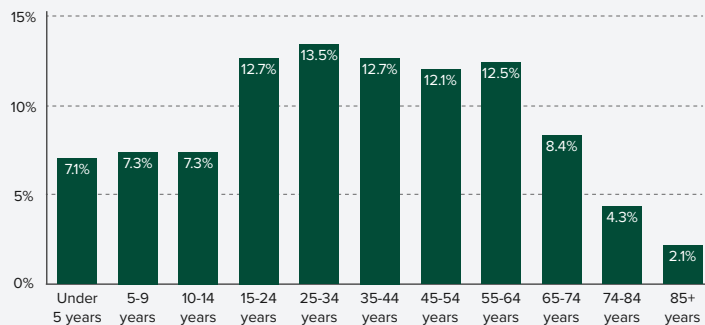
Households

| | 2000 | 2010 | 2020 |
|-----------------------|--------|--------|--------|
| City of Muscatine, IA | 9,012 | 9,008 | 9,623 |
| Muscatine County, IA | 15,847 | 16,412 | 16,908 |

Source: U.S. Census Bureau, Decennial Census

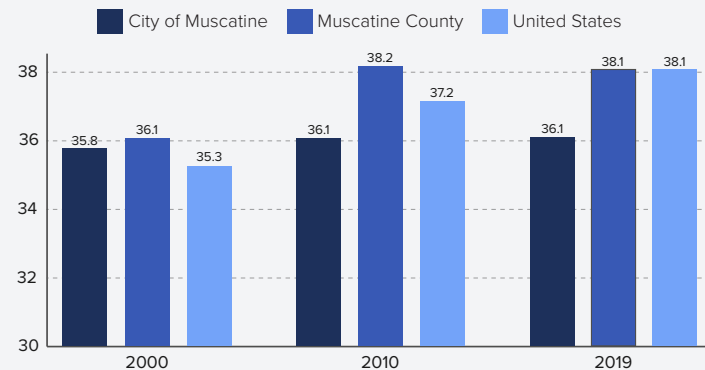
Age

Age Cohorts



Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates

Median Age



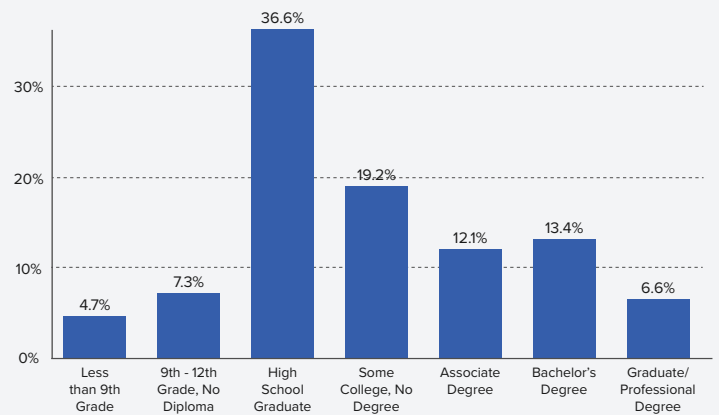
Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates



City Hall, Muscatine, Iowa

Education Attainment

For the Population Age 25 and Over



| | |
|--------------------------------|-----|
| High School Graduate or Higher | 88% |
| Bachelors Degree or Higher | 20% |

Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates

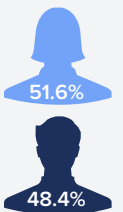
Race, Ethnicity & Gender

| | |
|----------------------------------|-------|
| White | 88.1% |
| Black or African American | 4.1% |
| American Indian & Alaskan Native | 0.2% |
| Asian | 0.8% |
| Pacific Islander | 0.0% |
| Some Other Race | 3.6% |
| Two or More Races | 3.3% |

Hispanic or Latino Origin Percent of Population

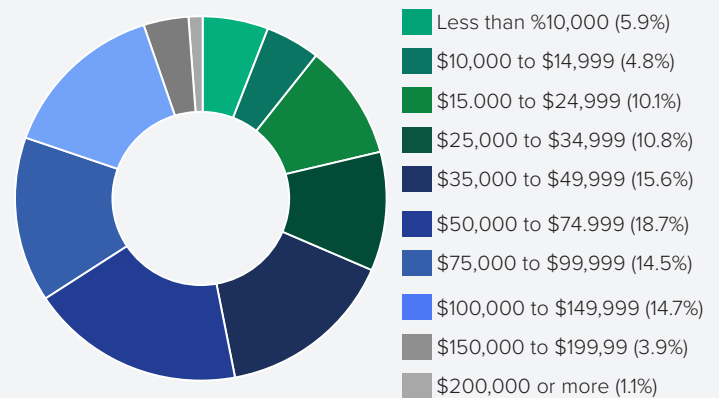
| | |
|---------------|--------|
| Muscatine, IA | 20.3% |
| Iowa | 6% |
| USA | 18.01% |

Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates



Income

Household Income



| | |
|-----------------------------------|----------|
| Muscatine Median Household Income | \$52,660 |
| Iowa Median Household Income | \$60,523 |
| U.S. Median Household Income | \$62,843 |

Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates

Transportation & Utilities

Air Service

Eastern Iowa Airport (CID)

| | |
|-------------------------------|------------|
| Distance from Muscatine | 62.9 miles |
| Daily Flights | 35 |
| Major Airlines | 4 |
| Non-Stop Cities | 11 |
| Fixed Base Operator | Yes |
| Air Cargo Carriers | 3 |

Iowa City Municipal Airport (IOW)

| | |
|---------------------------------|------------|
| Distance from Muscatine | 35.9 miles |
| General Aviation Provider | Yes |
| Fixed Base Operator | Yes |

Muscatine Municipal Airport (MUT)

| | |
|---------------------------------|---------|
| Distance from Muscatine | 0 miles |
| General Aviation Provider | Yes |
| Fixed Base Operator | Yes |

Quad Cities International Airport (MLI)

| | |
|-------------------------------|------------|
| Distance from Muscatine | 34.1 miles |
| Daily Flights | 50 |
| Major Airlines | 5 |
| Non-Stop Cities | 10 |
| Fixed Base Operator | Yes |
| Air Cargo Carriers | 3 |

For more information: www.eiaairport.org • <https://iowacityairport.org> • www.carveraero.com • www.qcairport.com

Road Freight Service

Muscatine Trucking Carriers

Basset Express Inc. • Commercial Transport Inc. • Curry's Auto Inc. • Daufeldt Transport Inc. • Ruan Transportation Mgmt Systems • Tan-Tara Transportation Corporation • Thompson Trucking Inc.

Source: Infogroup, 2021.



International Trade Services

International Trade Services located 30 miles east of Muscatine in the Quad Cities Area:

Computerized Paired Port System • Customs Bonded Motor Carriers • Customs House Brokers/International Freight Forwarders • Foreign Trade Zone #133

Source: Infogroup, 2021.

Water Freight Service

Mississippi River – Lock and Dam No. 16

9-foot channel, 10 month navigation season

Source: U.S. Army Corps of Engineers, Mississippi River Valley Division. "Upper Mississippi River Locks & Dams." 2012.



Barge on the Mississippi River

Rail Service

Freight

Canadian Pacific Railroad through Muscatine
Iowa Interstate Railroad approx. 13 miles away

Passenger

AMTRAK (Burlington, IA station) 1 hour
(Mt. Pleasant, IA station) 1 hour
(Galesburg, IL station) 1 hour, 15 minutes

Source: Google Maps, 2014.

Utilities

Electricity Eastern Iowa REC, Muscatine Power and Water
Natural Gas Alliant Energy
Water Muscatine Power and Water
Sewer City of Muscatine
Internet CenturyLink, Muscatine Power and Water
Cable TV Muscatine Power and Water

Muscatine offers some of the lowest utility rates in the state and in the nation. Utility service reliability is extremely high with ability to deploy crews locally as needed to respond to service issues. MP&W, a municipal utility, is locally operated with local decision-making.

High speed broadband internet services were launched in 1998. Commercial internet customers are offered a city-wide, fiber-based network, as well as advanced point-to-point connectivity. Tier I-3 technical support is provided locally. As of 2021, MP&W has finished their \$8 million fiber-to-premise infrastructure upgrade and can now offer internet with 1 Gbps (gigabits per second) speed to every home in Muscatine.



Norbert F. Beckey Bridge

Economy

Major Employers

| | |
|---|-------|
| HNI Corporation | 3,800 |
| Grain Processing/Kent Feeds | 934 |
| Muscatine Community School District | 815 |
| Unity Point Trinity Muscatine | 492 |
| SSAB Steel Inc | 465 |
| Bayer US Crop Science | 437 |
| Hy-Vee | 427 |
| The Raymond Corporation | 390 |
| Musco Sports Lighting | 381 |
| Walmart | 348 |
| Kraft Heinz | 328 |
| Muscatine Co. Power and Water | 270 |
| Muscatine County | 231 |
| Stanley Consultants | 229 |
| City of Muscatine | 227 |

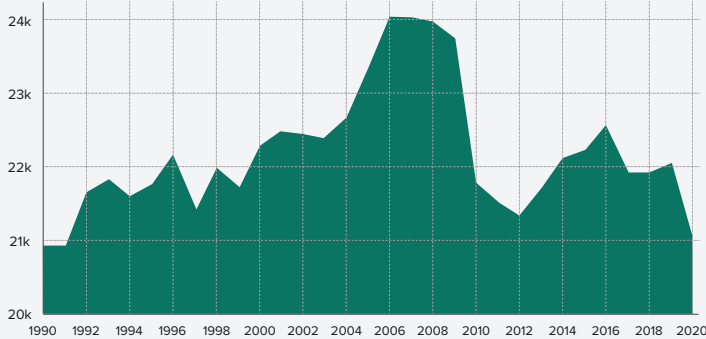
Source: Greater Muscatine Chamber of Commerce and Industry, September 2021

Workforce

| | |
|---|---------|
| Laborshed Area Labor Force | 475,897 |
| Labor Force, Muscatine County (2020 Annual Average) | 21,053 |
| Employed, Muscatine County (2020 Annual Average) | 19,796 |
| Unemployment Rate, Muscatine County (2021 Annual Average) | 3.3% |

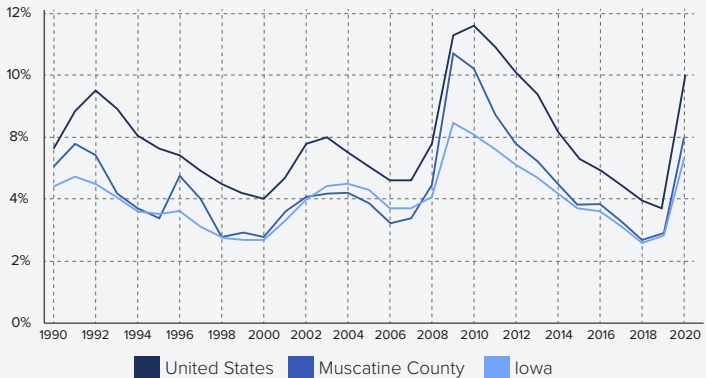
Source: U.S. Department of Labor, Bureau of Labor Statistics and Iowa Workforce Development

Annual Labor Force for Muscatine County, IA



Source: U.S. Department of Labor, Bureau of Labor Statistics

Annual Unemployment for Muscatine County, IA

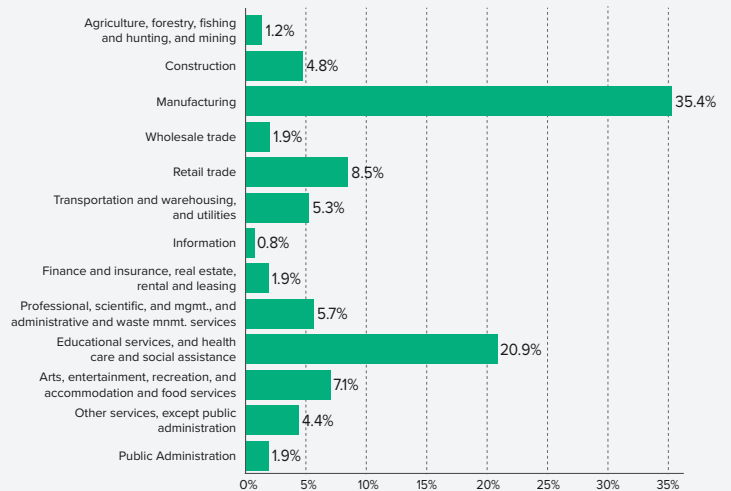


Source: U.S. Department of Labor, Bureau of Labor Statistics



View of downtown Muscatine, IA.

Employment by Industry for Muscatine County, IA



Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates



Downtown Muscatine, IA during the Holidays

Taxes

Federal Taxes Deductible: Corporate – 50% • Individual – 100%

State Corporate Income Tax: Based solely on in-state sales.

State/Local Sales Tax: Current state sales tax is 5% with two additional local option sales taxes of 1% each, bringing the total to 7%. All sales taxes exclude food, prescription drugs, and medical devices.

Property Tax: Manufacturing machinery, equipment, and computers are exempt from property tax.

Total Tax Rate (per \$1,000 Assessed Value) 15.67209

City of Muscatine Taxable Property Valuation Comparison

| | January 1, 2019 | January 1, 2020 | % Change |
|-------------------------|-----------------|-----------------|----------|
| Residential | \$504,040,953 | \$534,375,402 | 6.02% |
| Commercial | \$230,377,751 | \$240,751,289 | 4.50% |
| Industrial | \$129,529,216 | \$134,421,623 | 3.78% |
| Multi-Residential | \$28,419,164 | \$27,176,056 | -4.37% |
| Utilities | \$4,292,368 | \$3,576,142 | -16.69% |
| Railroads | \$1,073,088 | \$1,116,979 | 4.09% |

Source: Muscatine County Assessor's Office and City of Muscatine Finance Department, 2021.

Retail Sales

| | 2020 Population | FY 2020 Retail Sales |
|---------------------------|-----------------|----------------------|
| Muscatine, IA..... | 23,797 | \$411,388,403 |
| Ottumwa, IA | 25,529 | \$372,361,287 |
| Burlington, IA | 23,982 | \$298,244,324 |
| Clinton, IA | 24,469 | \$361,690,301 |
| Marshalltown, IA | 27,591 | \$359,899,562 |

Source: Iowa Department of Revenue

Quality of Life

Primary and Secondary Education

Public Schools

Muscatine Community School District

| Type of school | Number of Schools | Enrollment |
|--------------------------|-------------------|------------|
| Preschool..... | 6..... | 459 |
| Elementary Schools | 9..... | 2,862 |
| Jr. High Schools | 4..... | 1,616 |
| High Schools | 3..... | 2,113 |
| Total | 22..... | 7,050 |

Graduation Rate (4-year) 82.03%

Graduation Rate (5-year) 85.19%

Average Total Salary per Teacher \$47,210

Full time Teacher to Student Ratio 13 to 1

Enrollment Statistics are Muscatine, West Liberty, and Wilton Community School District 2020-21 school year

Graduation Statistics, Salary, and Teacher Ratio are only for the Muscatine Community School District 2020-21 school year

Source: Iowa Department of Education

Private and Parochial Schools

| | |
|---|-------------|
| All Saints Catholic School | Davenport |
| Assumption High School | Davenport |
| Faith Academy | Iowa City |
| Heritage Christian | Iowa City |
| John F. Kennedy Catholic School | Davenport |
| Lourdes Catholic School | Bettendorf |
| Morning Star Academy | Bettendorf |
| Regina Elementary School | Iowa City |
| Regina Jr. Sr. High School | Iowa City |
| Rivermont Collegiate | Bettendorf |
| Saints Mary and Mathias Catholic School | Muscatine |
| Scattergood Friends School | West Branch |
| St. Paul The Apostle School | Davenport |
| Trinity Lutheran School | Davenport |
| Willowwind School | Iowa City |

Region includes Scott County, Muscatine County, Johnson County and Cedar County.

Post-Secondary Education

Institutions of Higher Learning within 50 miles of Muscatine:

Augustana College • Blackhawk College • Coe College • Iowa Wesleyan College • Kirkwood Community College • Muscatine Community College • Scott Community College • St. Ambrose University • Trinity College of Nursing & Health Sciences • University of Iowa • Western Illinois University, Quad Cities

Source: <https://bigfuture.collegeboard.org/find-colleges>

Meeting Facilities

| | |
|--|-----------|
| City of Muscatine Pearl City Station | 175 seats |
| Geneva Country Club | 250 seats |
| Merrill Hotel Ballroom | 525 seats |
| Muscatine City Riverview Center | 400 seats |
| Rendezvous Reception Facility | 400 seats |

Source: Greater Muscatine Chamber of Commerce & Industry, 2021.



Riverview Center.

Average Home Sales Price

| | |
|--|------------------|
| Bettendorf & Riverdale, IA | \$312,000 |
| Cedar Rapids Area, IA | \$196,100 |
| Coralville, IA | \$363,600 |
| Davenport, IA | \$156,600 |
| Dubuque, IA | \$221,900 |
| Iowa City, IA | \$301,500 |
| Milan & Rural Rock Island County, IL | \$157,500 |
| Moline, IL | \$124,900 |
| Muscatine, IA | \$131,700 |
| Rock Island, IL | \$103,300 |
| Wilton, IA | \$154,600 |

2020 Spring Average Sales Price

Source: Ruhl & Ruhl Realtors, Facts and Trends Report, www.ruhlhomes.com

ACCRA Cost of Living

| | Composite | Grocery | Housing | Utilities | Transportation | Health Care | Misc. |
|--------------------------|-----------|---------|---------|-----------|----------------|-------------|-------|
| DMRI, IA-IL MSA* | 90.4 | 102.9 | 69.5 | 92.0 | 105.2 | 106.3 | 95.7 |
| Ames, IA | 99.4 | 100.2 | 98.8 | 91.4 | 103.4 | 100.0 | 100.7 |
| Cedar Rapids, IA | 95.7 | 98.1 | 82.3 | 106.9 | 97.7 | 109.8 | 100.0 |
| Corpus Christi, TX | 96.4 | 86.3 | 91.3 | 135.6 | 94.1 | 82.1 | 96.7 |
| Chicago, IL | 123.9 | 107.2 | 163.0 | 92.7 | 113.6 | 98.9 | 113.9 |
| Des Moines, IA | 87.9 | 93.5 | 73.3 | 88.6 | 98.2 | 92.0 | 94.0 |
| Kansas City, MO | 95.2 | 93.8 | 87.6 | 98.2 | 92.7 | 100.7 | 100.8 |
| Peoria, IL | 90.1 | 95.9 | 79.0 | 100.2 | 103.4 | 89.5 | 90.5 |
| Rockford, IL | 90.4 | 94.2 | 73.9 | 89.4 | 105.9 | 109.1 | 95.9 |

Source: The Council for Community and Economic Research (C2ER); 2020 Annual ACCRA Cost of Living Survey

Climate

Source: National Climatic Data Center - Muscatine, IA (1981-2010 Normals)



Average Annual Temperature
51.8°F / 11.0°C



Average Annual Precipitation
38.53 in / 97.9 cm



Average Winter Temperature
26.4°F / -3.1°C



Average Summer Temperature
74.3°F / 23.5°C

Lodging

| Type | Facilities | Rooms |
|------------------------|------------|-------|
| Hotels/Motels | 8 | 507 |
| Bed & Breakfasts | 3 | 12 |

Source: Greater Muscatine Chamber of Commerce & Industry, 2021.

Health Care

In Muscatine

| | |
|-------------------------------|----|
| Primary Care Physicians | 19 |
| Dentists | 22 |
| General Surgeons | 5 |

Hospitals in the Area

| | |
|--|-------------|
| UnityPoint Health - Trinity, Muscatine, IA | |
| Total Staffed Beds | 38 |
| Total Trinity Staff | approx. 400 |

Hospitals within 30 miles

| | |
|--|-----|
| UnityPoint Health - Trinity, Rock Island, IL | |
| Total Staffed Beds | 318 |
| Trinity Bettendorf, IA | |
| Total Staffed Beds | 87 |
| Genesis Medical Center East, Davenport, IA | |
| Total Staffed Beds | 345 |

Source: American Hospital Directory, Healthgrades.com

Quality of Place

Parks and Recreation

550-Acre Park System

| | |
|---|----|
| City Neighborhood Parks | 11 |
| Playgrounds | 12 |
| Rentable Park Shelters | 14 |
| Riverfront Rental Facilities | 2 |
| Riverview Center and Pearl City Station | |
| Miles of Active Trails | 10 |

Municipal Golf Course

| | |
|---------------------------------------|----------------------------|
| Muscatine Municipal Golf Course | 18 holes |
| Fuller Park Disc Golf Course | 18 holes in a 53 acre park |

Muscatine Soccer Complex

| | |
|---------------------------------------|---|
| Full size fields | 8 |
| (2 internationally sized and lighted) | |

Kent-Stein Park

A 66-acre facility adjoining an 11-acre slough with 2 concession stands, 8 lighted baseball diamonds, 9 lighted softball diamonds, 9 lighted horseshoe courts, picnic areas, fishing, and restrooms.



Baseball fields at Kent-Stein Park

Muscatine Aquatic Center

Located in Weed Park, the community's premier water activity center features 5 slides (2 drop slides, 1 family slide and 2 long slides), a zero-depth entry area and an interactive play structure with a kids' slide and spray area.

Boat Harbor and Marina

18 large houseboat slips, 66 smaller long dock slips, 8 transient boat slips • Water and electricity available • 2 boat launches with 4 total ramps • Gas and diesel fuel sales

Other Amenities

5 basketball courts (3 lighted) • 8 tennis courts (4 lighted) • Skate Park (lighted) including 90 ft. x 50 ft. in-line hockey rink • 2 lighted sand volleyball courts • Riverfront ice skating rink

Source: City of Muscatine, Parks and Recreation Department



Aquatic Center



Attractions

Mississippi River

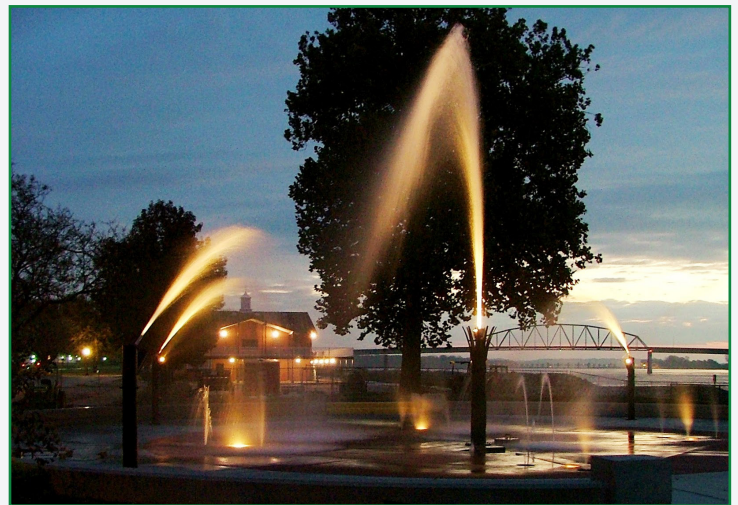
There are magnificent views of the nation's preeminent waterway from the Mark Twain Overlook and the beautiful downtown riverfront. There are also many recreation opportunities on the Mississippi River.

Norbert F. Beckey Bridge

A 1500-foot span connecting Iowa and Illinois is illuminated every night in an ever-changing rainbow of colors created by 43 LED fixtures.

Historic Districts/Buildings

Muscatine has two national historic districts listed on the National Register of Historic Places (Downtown Commercial and West Hill) and two cultural and entertainment districts. In addition, there are several individual listings on the National Register.



Mississippi Mist at night.

Arts/Culture/Museums

Muscatine Art Center

Accredited by the American Association of Museums and a Cultural Leadership Partner with the Iowa Arts Council, the Muscatine Art Center house works by notable American artists Grand Wood, Georgia O'Keefe, and Allan Houser, as well as a collection of European masters. The museum is located in the 1908 Musser Mansion and contemporary Stanley Gallery.

Muscatine History and Industry Center

Traces the economic history of Muscatine, from its beginnings as a trading post for Native Americans to becoming the home to a wide variety of national and international companies. The center includes an exhibit on the pearl button industry, which provided Muscatine's unofficial nickname, "Pearl of the Mississippi."

Outdoor Sculptures/Fountains

There are unique and beautiful art pieces, such as the Folded Circle Arc, Mississippi Harvest, Prayer of Peace, and Mississippi Mist.

Performing Arts

Muscatine offers an array of cultural facilities that rival those of larger metro areas, including the Muscatine Center for the Performing Arts, Muscatine Symphony Orchestra, Pearl City Players Theatrical Society, and Masquers Community Theatre.

For more information, please contact:

The City of Muscatine
215 Sycamore St.
Muscatine, IA 52761
563.264.1550
www.muscatineiowa.gov

Greater Muscatine Chamber
of Commerce & Industry
100 W 2nd St.
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www.muscatine.com

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