



WOODBINE
MAIN STREET

Quick Facts

An IEDA Main Street Iowa Community

Since 2008, the action model of historic preservation as an economic catalyst implemented by dedicated community leader-volunteers creates a return on investment we believe will resonate for generations. The nonprofit organization continues to fuel preservation-based development downtown and community development for all of Woodbine. Downtowns are foundational to the livability of a community and a vital gathering place for residents.

A great place to live is a great place to visit!

Pop. 1,623

**www.
woodbineia.
com**

Woodbine IA 51579

Downtown By the Numbers 2008 to Present

Net gain in business starts & expansions **44**

Net gain in new jobs (FT & PT) **93**

Total Assessed Property Values increased by **\$2.9 M**

Invested in Downtown Rehabs & Revitalization Projects: \$12,986,797

Upper-story housing new or rehabbed (1 & 2 bedroom) **32** units

Total units Downtown: 37

Downtown Building Rehabs & Revitalization Projects **78** projects

What's in the District?

A 65% service to 35% retail/entertainment mix — 75% owner-occupied businesses
185 FT/PT employees work at 53 downtown businesses—a **25% increase since '09**
65 upper-story residents enjoy walkable amenities: Library, City Hall, Muni Light & Power,
Post Office, Grocery, Banking, Health & Dental Clinics

Western Iowa Apple Festival

"Always the last Saturday in September" 15,000+ Visitors

Historic Lincoln Highway

Woodbine has the "longest stretch of the original brick
1921 transcontinental highway in the nation"

Woodbine Rodeo

The second weekend in July *for over half a century!*

Award-Winning Main Street

Nationally-recognized
Great American Main Street by Main Street America,
National Trust for Historic Preservation.

The downtown Brick Street Historic District is on the National
Register for exemplary turn-of-the-century Iowa Commercial Ar-
chitecture.

Woodbine Community School * PreK-12

IGNITE Pathways, a nonprofit, regional CTE STEM center.

Only stand-alone District in Harrison County.

An "Iowa High-Performing School"

Preschool & Tiger Tots Care, Building Blocks 0-3 Childcare, After-School Programs.

Employers Tommy Gate-Woodbine Manufacturing, Grato Holdings, Azria Rose Vista Health,
Good Fellows Restaurant, Woodbine Comm School, Harrison County Rural Electric,
CHI Health Clinic, Farmers Trust & Savings Bank, Nustyle Development, Arch-Icon Development,
Family Connections Counseling, BMO Bank, Food Land Grocery
Natural Fertilizers, Heartland Coop, Natural Creations

