



CONFIDENTIAL OPPORTUNITY
// 2026

SITE INFORMATION PACKAGE

Dubuque County *Campus*

Prepared for the Dubuque County Zoning Administrator.

APPLICANT

JJ Iowa Land Holdings, LLC

LOCATION

Unincorporated Dubuque County, IA

Site Location

Unincorporated Dubuque County, near LaMotte, IA 52054.



CONFIDENTIAL // 2026

COORDINATES (APPROX. CENTER)	42.391481, -90.665844		
ANCHOR ADDRESS	6891 Olde Davenport Rd LaMotte, IA 52054		
ASSEMBLAGE	420 acres under signed PSAs across 3 sellers Hoffmann ~60 ac / Koos ~200 ac / Pfabco ~160 ac		
PARCEL IDS (15 PINS)	1631151001 1536227001 1536276002 1536400003 1631300004	1631102001 1536251001 1536400001 1536400005 1631300005	1536202001 1536276001 1536400002 1631300002 1631301001



Aerial location map. Site outline marks the parcels at the coordinates noted at left; the Salem substation is identified at the top of the frame.

Site Context & Materials

Proposed data center campus. Existing infrastructure context.



CONFIDENTIAL // 2026

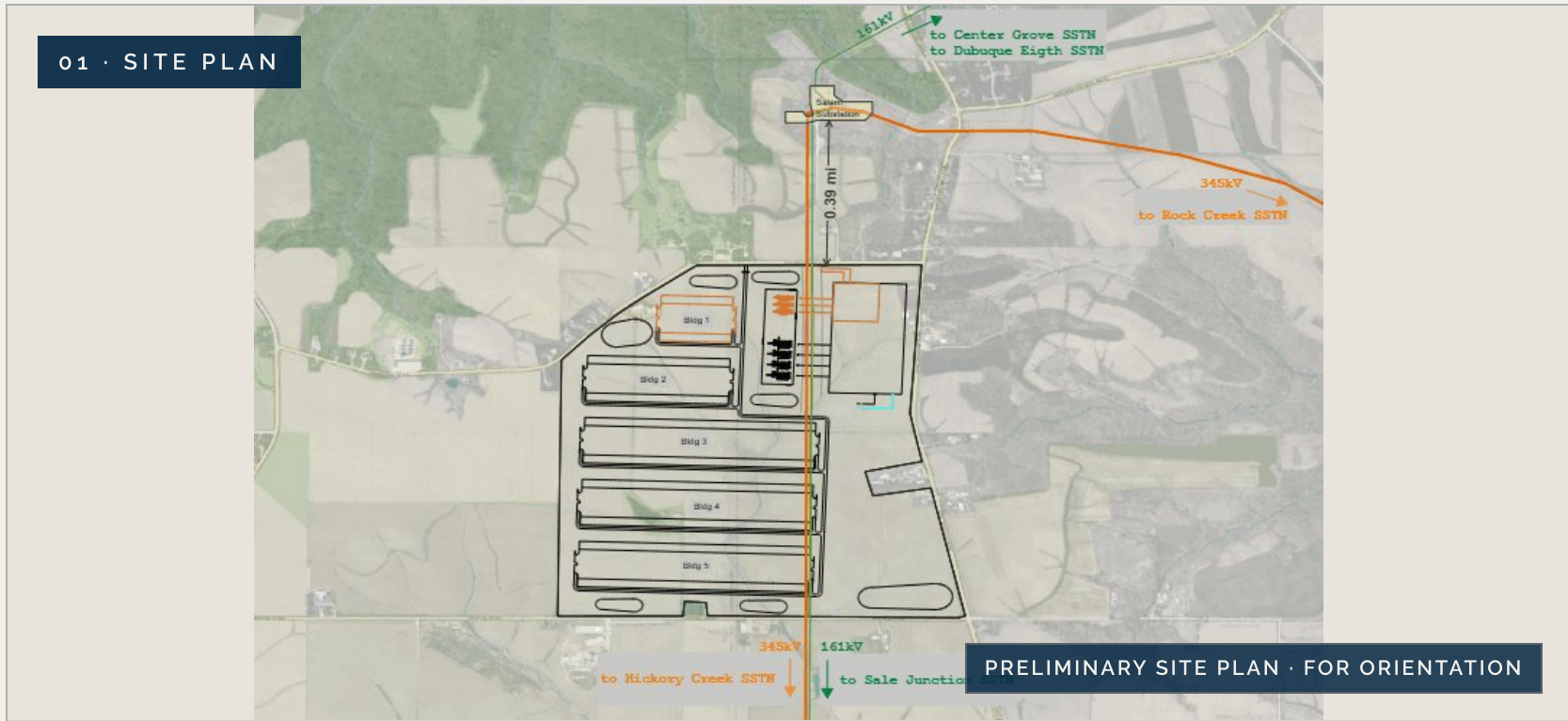


Figure 01
Preliminary site plan: proposed buildings and connection to the adjacent Salem substation, approx. 0.4 mi.



Figure 02
Adjacent ITC Midwest Salem 345 / 161 kV substation, approx. 0.4 mi.

BUILDING HEIGHT ~45 ft at parapet, all proposed buildings
(APPROX.)

NEAREST RUNWAY END ~2.5 mi Dubuque Regional (KDBQ), Rwy 13 / 31
(APPROX.)

ALSO AVAILABLE ON REQUEST Site flyover video. Contact Karis to coordinate a site visit.