

Theisen's of Dyersville – 836 13th Ave SE, Dyersville, Iowa

This property was a vacant lot situated on approximately 2.01 acres of land owned by the ERTL Company and leased by TOMY International, Inc. It is located in a mixed commercial, industrial and residential area of Dyersville, Iowa.

The property was used as extra employee parking for TOMY International, Inc. which had a plant across the street from the vacant lot. Years ago, the company's production line was moved overseas and the plant and lot became under-utilized.

Dyersville Industries Inc. showed an interest in acquiring the lot to market for future redevelopment.

In 2017 ECIA was able to use its U.S. EPA Brownfields Assessment grant funding to have a Phase I Environmental Site Assessment completed on the Plant facility and on the vacant lot. The assessment found no environmental concern with the vacant lot.

Given that the site was deemed ready for reuse, Dyersville Industries, Inc. was able to purchase the lot and sell it to Theisen's of Dyersville for its store expansion. Theisen's retail store was located alongside the vacant lot. The company wanted to expand their footprint and build a bigger retail store to serve Dyersville and the surrounding area. The new 50,000 sq. ft. retail store opened in November 2017 and has 48 employees. The total project cost: \$3,140,000.

A video provided by Theisen's showcases the deconstruction of the previous facility and the construction process of the new facility:
https://www.youtube.com/watch?v=9IMT4gE_vkw.



Former TOMY Plant – Employee Vacant Lot



Construction of new building



Front of New Retail store



Interior of new retail store

Site Address: 836 13th Ave SE, Dyersville IA 52040
Parcel #: 0731436015; 0731436022

Assessment Output: Phase I Environmental Site Assessment

EPA Assessment Funding: \$1,459