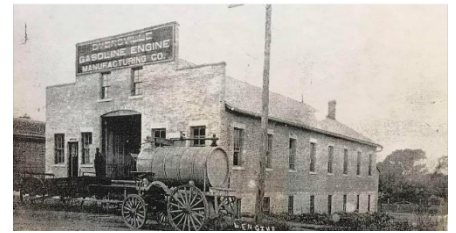


## Textile Brewing Company - 146 2<sup>nd</sup> Street NE, Dyersville, Iowa

Initially built in 1906 this two-story commercial property situated on 0.18 acres was home to the Dyersville Gasoline Factory. Within four years it was sold and became a car garage and then a Ford car showroom. In 1910 HB Glover bought the property and turned it into a sewing factory making primarily pajamas. The building consisted of 4,386 sf which included a 990-sf addition that was built in 1950.



Before – Old Gasoline Manufacturer

In recent years the building sat vacant. Dyersville Industries Inc. (DII) acquired the property in 2017 to market for future redevelopment. In 2018, a \$100,000 community catalyst grant was awarded to assist in the renovation of the building. The city provided a \$25,000 cash match.



Brewery Construction

Prior to the property acquisition, ECIA was able to use its U.S. EPA Brownfields Assessment grant funding to have a Phase I Environmental Site Assessment completed along with a Lead-Based Paint and Asbestos Inspection. The LBP inspection resulted in levels low enough to not warrant abatement, but practice of safe work practices was recommended. The asbestos inspection results recommended abatement and it was performed prior to reconstruction of the facility.



After – Brewery Interior

The Iowa DNR provided a 50% match funding for the cost of removal of asbestos. The 1950 addition of the property was removed as part of the asbestos abatement and the property (still owned by DII) was sold on land contract to Textile Real Estate LLC for redevelopment into a brewery pub.

The brewery redevelopment was completed in early July and the brewery was officially opened on July 26, 2019. Total project cost: \$692,500.



Before – Front of Property



After – Front of Property

For more information on the brewery and the different brews they have to offer, please visit:

<https://www.textilebrews.com/>.

Drone footage was taken by Capstone Commercial Real Estate and can be viewed at:

<https://www.youtube.com/watch?v=HykGNqtW5Bk&feature=youtu.be>.

**Site Address:** 146 2<sup>nd</sup> St NE, Dyersville, IA 52040

**Parcel #:** 0731204012

**Assessment Output:** Phase I Environmental Site Assessment  
ACM & LBP Inspections

**EPA Assessment Funding:** \$2,638