

Brownfield Site

TOMY Plant

Dyersville's Farm Toy
Legacy Meets a New
Opportunity



Property History

Former TOMY properties – once central to Dyersville's manufacturing economy – became underutilized after production moved overseas.

This property consists of one commercial building and a parking lot situated on approximately 6.73 acres of land. The existing structure located on the property was originally constructed in circa 1959 with additions built in 1965 and 1970. The property was owned by the ERTL Company and leased by TOMY International, Inc. and is located in a mixed commercial, industrial and residential area of Dyersville, Iowa.

The property was originally used to manufacture toy tractors (with metal die casting and painting being common operations within) under the ERTL brand name from its initial construction in 1959 until the mid-1990's. Since then, the production of those tractors was moved overseas and the facility in question has been under-utilized. Dyersville Industries Inc. showed an interest in acquiring the lot for 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 property to determine if any potential environmental concerns are associated with the site. The assessment determined no further action was necessary at this time. However, an ACM/LBP Inspection should be conducted if painted services, suspected materials or soils are to be disturbed or renovated.

Property Details	
Property Addresses:	711 13th Ave SE, Dyersville IA 52040
Former Uses:	Toy Tractor Manufacturer
Contaminants:	Asbestos Containing Materials & Lead-Based Paint
Current Use - Improvements:	Manufacturing operation
Current Owner:	Dyersville Industries, Inc.
Project Partners:	City of Dyersville Dyersville Industries, Inc. Dyersville Economic Development Corporation (DEDC) United State Environmental Protection Agency (US EPA) East Central Intergovernmental Association (ECIA)



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Redevelopment

The property also included a parcel located across the street from the main facility. After the Phase I Environmental Site Assessment was completed, that portion of the site was subdivided and sold to two developers.

One parcel supported the expansion of a retail store, while the other was redeveloped with more than 40 senior housing units. Turning this portion of the underutilized site into productive, income-generating development helped return property to active use and allowed Dyersville Industries to focus on preparing the remaining former TOMY/ERTL facility for deconstruction and redevelopment.

Dyersville Industries, Inc. acquired the property in 2017 and is leasing it back to TOMY.

With the lease expected to expire soon, Dyersville Industries is preparing for the site's next phase of reuse. Following the Phase I Environmental Site Assessment completed with EPA Brownfields Assessment assistance, Dyersville Industries arranged for an asbestos inspection and plans to complete asbestos abatement before any demolition activities occur.

These steps will help address building-material concerns, reduce uncertainty for future redevelopment, and position the property for safe deconstruction and productive reuse.



Project Outcomes

- EPA Brownfields Assessment funding helped clarify environmental conditions and guide the owner's next steps.
- Subdivision and sale of the parcel across the street supported in fill development of new retail and senior housing development.
- Planned asbestos abatement will help prepare the remaining former TOMY/ERTL facility for safe deconstruction.
- The project demonstrates how assessment funding can help transition underutilized industrial property into productive community and economic development uses.

Funding Sources

Funding Sources	
City of Dyersville, DEDC, & Dyersville Industries, Inc.	
ECIA – US EPA Brownfields Assessment Grant Funds	\$1,459.00

