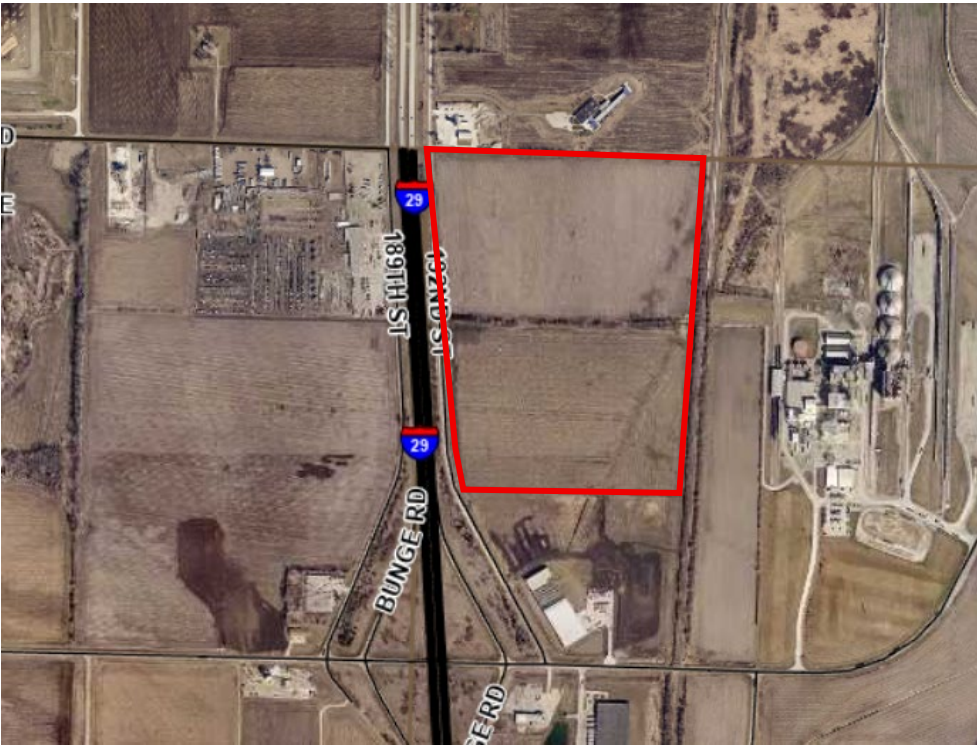


30+ Communities that make Omaha – Greater Omaha

I-29 Crossing – 119 Acres

Council Bluffs-Mills County, Iowa

PROPERTY FEATURES



ACRES

119 Acres, 4 Parcels

OWNERSHIP

Under Option by Local Development Group

PRICE

\$57,500 Per Acre

CURRENT ZONING

Agricultural, to be Rezoned General Industrial or Planned Industrial, located in Mills County but annexed into City of Council Bluffs

PROPERTY BENEFITS

LOT SIZE

Approximately 119 Acre site is generally rectangular in configuration allowing for efficient use of lot

TOPOGRAPHY

Parcels are flat

WORKFORCE

Omaha CSA: Nearly 1.3 million people within a 60-minute drive. Excellent access to Omaha metro and southwest Iowa workforce

RAIL

BNSF rail line along east border, rail capable

ACCESS

Excellent access to site, located approximately .25 miles from the I-29/Bunge Ave interchange

INCENTIVES

Incentives are negotiated and require local approval. Potential programs include:

- Business Incentives for Growth (BIG) through IEDA
 - Sales Tax Refund
 - Capital Investment Credit
- Tax Increment Financing (Local)
- Iowa Industrial New Jobs Training Program
- RISE Grant – Iowa Dept. of Transportation



I-29 Crossing – 119 Acres, Mills County Iowa



Site is located along the highly desirable I-29 corridor just south of Council Bluffs. I-29 connects with I-80 approximately 4.25 miles to the north. Bunge Ave provides direct access to Bellevue, NE which becomes Highway 370 as it enters Nebraska.

UTILITY INFORMATION

ELECTRICAL POWER

Site is served by MidAmerican Energy Company

RATES

Available upon request. MidAmerican Energy has some of the lowest rates in the county with over 90% of energy for retail customers through renewables

WATER

To be extended. Council Bluffs Water Works has service approximately one-half mile to the north

Sewer

To be extended. Council Bluffs Wastewater Treatment Plant is located approximately 1 mile to the west

NATURAL GAS

Black Hills Energy
Northern Natural Gas main line located along east border

RATES

Available upon request. Large natural gas users are able to purchase on the open market.

TELECOM

Multiple providers can serve the site.

Contact Information



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