Power supplied by OPPD with two substations located within 1 mile and 3.9 miles; 5 MW redundant option could be completed in about 14 months.

Topography
Properties A and B are flat and level, Property C is flat with minor grade change.

Workforce
Omaha CSA: Nearly 1.3 million people within a 60-minute drive; Omaha CSA 986,007; Blair 8,091.

Access
These sites are located 11 miles west of I-29 and 2 miles from the four-lane expressway of Highway 133. Highway 75 is adjacent to the site.

Incentives
Corporate income tax credits
Sales tax credits and refunds
Compensation credits and training grants
Personal property tax exemptions
Real property tax refunds
Low interest or forgivable loans (LB840 Funds)

 Acres
Section A – 34.6; Section B – 102; Section C – 185

Ownership
Multiple owners;
Section A – Big Ox Energy;
Section B – Stratbucker Family;
Section C – Arp Farms

Price
Section A - $995,000 or $28,707 per acre;
Section B – $3,240,000
Section C – Negotiable

Current/Previous Use
Agriculture

Target Industries
Manufacturing, Warehouse/Distribution, Clean Food Processing, Data Center

30+ Communities That Make Omaha - Greater Omaha
Blair South Business Park
Blair, NE
**POWER & UTILITIES**

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**POWER**

**POWER COMPANY**
Omaha Public Power District

**RATES**
Available per project

**CAPACITY**
Power supplied by OPPD with two substations located within 1 mile and 3.9 miles; 5 MW redundant option could be completed in about 14 months. Current capacity is 1-2 MW

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**UTILITIES**

**WATER**
Provider: City of Blair  
Line Size & Location: 12 inch service line located adjacent to the property  
System Capacity: The city of Blair has a water treatment plant with a capacity of 20 MGD. The average daily consumption is 15.5 MGD with an excess capacity of 4.5 MGD

**SEWER**
Provider: City of Blair  
Line Size & Location: 12 inch sewer main located adjacent to the property  
System Capacity: The city of Blair has a sewer treatment plant capacity of 2 MGD with a peak consumption of 1.3 MGD and an excess capacity of 0.7 MGD

**GAS**
Provider: Black Hills Energy  
Line Size & Location: 4 inch steel main runs along the northwest corner of the site on Wilbur Street from 13th to 10th Street

**TELECOM**
Carriers: Multiple providers; fiber located adjacent to the property

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**POTENTIAL SITE PLAN**

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