

30+ COMMUNITIES THAT MAKE OMAHA - GREATER OMAHA

# FOURMILE INDUSTRIAL PARK

Plattsmouth, NE



## PROPERTY FEATURES



### ACRES

65.34

### OWNERSHIP

City of Plattsmouth

### PRICE

\$10,000 per acre

### CURRENT/PREVIOUS USE

Agriculture

### TARGET INDUSTRIES

Manufacturing – Agricultural Products & Goods, Light Industrial

## PROPERTY BENEFITS

### POWER

Power supplied by the Nebraska Public Power District; site has 5MW with ability to grow

### TOPOGRAPHY

Level to rolling hills

### WORKFORCE

Omaha CSA: Nearly 1.3 million people within a 60-minute drive;  
Omaha CSA 986,007

Plattsmouth 6,435

### ACCESS

Highway 75, 4-lane divided, is less than a mile away from this site. The closest interstate is I-29 and is located 14 miles to the east and interstate I-80 is located 17 miles to the North

### 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
- Tax Increment Financing





# POWER & UTILITIES

## POWER

### POWER COMPANY

Nebraska Public Power District

### CAPACITY

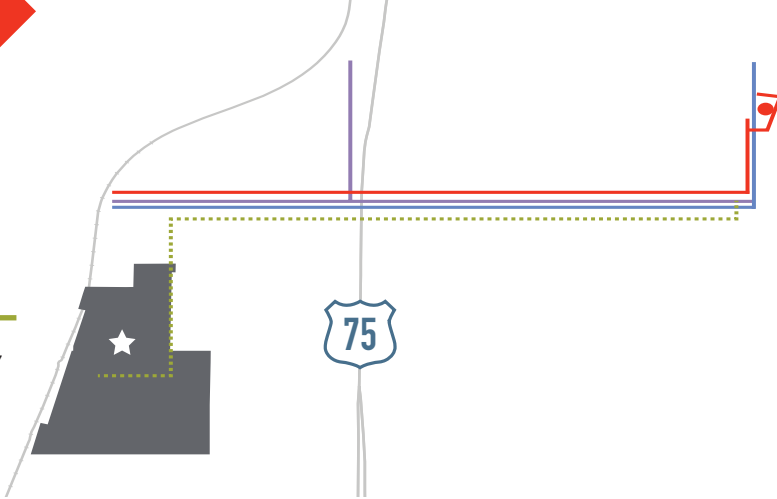
Existing 12.5kV distribution circuit has 5MW of available capacity

### GENERATION MIX

Nebraska Public Power District has a diverse generation mix that includes, wind, hydro, coal and nuclear power sources

### RATES

Available per project



- ★ Fourmile Industrial Park
- Substation
- Gas
- Water
- Sanitary Sewer
- Electrical

## UTILITIES

### WATER

**Provider:**

City of Plattsmouth

**Line Size & Location:**

A 12 inch water main exists north of the site; runs adjacent to Wiles Rd.

**System Capacity:**

3 MGD with average daily use of 1.5 MGD providing an excess capacity of 1.5 MGD. Peak usage is 2.6 MGD

### SEWER

**Provider:**

City of Plattsmouth

**Line Size & Location:**

An 18 inch sewer line can be extended 4,650 feet from the east of the site

**System Capacity:**

Daily capacity of 1,500,000 gallons. The average daily flow is 700,000 gallons and the historic peak daily discharge is 900,000 gallons

### GAS

**Provider:**

Black Hills Energy

**Line Size & Location:**

An existing 4-6 inch main lies north to the property along Wiles Rd.

### TELECOM

**Carriers:**

Charter Spectrum, Windstream and Unite Private Networks (Dark and Lit)

## POTENTIAL SITE PLAN



### MARK NORMAN

SENIOR DIRECTOR – BUSINESS ATTRACTION AND EXPANSION

**402.233.7143**

[mnorman@selectgreateromaha.com](mailto:mnorman@selectgreateromaha.com)

### JENNIFER SERKIZ

EXECUTIVE DIRECTOR – CASS COUNTY NEBRASKA ECONOMIC DEVELOPMENT COUNCIL

**402.978.7909**

[jserkiz@selectgreateromaha.com](mailto:jserkiz@selectgreateromaha.com)



ECONOMIC DEVELOPMENT PARTNERSHIP

[SelectGreaterOmaha.com](http://SelectGreaterOmaha.com)