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

ACRES
65.34

OWNERSHIP
City of Plattsmouth

PRICE
$10,000 per acre

CURRENT/PREVIOUS USE
Agriculture

TARGET INDUSTRIES
Manufacturing – Agricultural Products & Goods, Light Industrial
**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

**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)

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**POWER & UTILITIES**

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

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**POTENTIAL SITE PLAN**

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