MULTI-LOT SITE
Lots range from 6-33 acres

TOPOGRAPHY
Flat

WORKFORCE
Omaha CSA: Nearly 1.3 million people within a 60-minute drive; Omaha CSA 986,007
Council Bluffs 62,421

ACCESS
Great regional connectivity.
Adjacent to US Highway 275; 1 mile from both Interstate 29 and Interstate 80

LOCAL INCENTIVES
Corporate income tax credits
Sales tax credits and refunds
Compensation credits and training grants
property tax exemptions

ACRES
94 acres total; 55 acres available

OWNERSHIP
Council Bluffs Industrial Foundation

PRICE
$2.50 PSF

CURRENT ZONING
I-2 General Industrial

TARGET INDUSTRIES
Industrial
Warehouse/Distribution
Clean Tech
Data Centers
POWER & UTILITIES

POWER

POWER COMPANY
Mid-American Energy

CAPACITY
1-10 MW with room for growth

RATES
Available per project

UTILITIES

WATER
Provider: Council Bluffs Water Works
Line Size & Location: 12” service line located adjacent to the property

SEWER
Provider: City of Council Bluffs Public Works
Line Size & Location: 10” sewer main located adjacent to the property
System Capacity: 12 MGPD with 500,000 GDP of excess

GAS
Provider: Black Hills Energy (BHE)
Line Size & Location: 4” Main at 35 psi

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

SITE PLAN

SALES 
LOT #4
FOR SALE
17 AC

LOT #1
PENDING

LOT #2
SOLD

LOT #3
PENDING

LOT #5
SOLD

LOT #6
FOR SALE
32.76 AC

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