

30+ COMMUNITIES THAT MAKE OMAHA - GREATER OMAHA

STOVALL BUSINESS PARK

Springfield & Papillion, NE



PROPERTY FEATURES



ACRES

118.9 acres

OWNERSHIP

Stovall 6 LLC (Under option with Sarpy County Economic Development Corporation)

PRICE

\$46,000 through November 2020;
\$50,000 after December 2020

CURRENT/PREVIOUS USE

Agriculture

TARGET INDUSTRIES

General Manufacturing, Heavy Industrial, Clean Tech / Advanced Manufacturing, Warehouse / Distribution, & Food Processing

PROPERTY BENEFITS

POWER

3 MW with capacity to expand to 10+ MW

TOPOGRAPHY

Rolling hills with slopes ranging from 2% to 11%

WORKFORCE

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

Papillion: 19,478

ACCESS

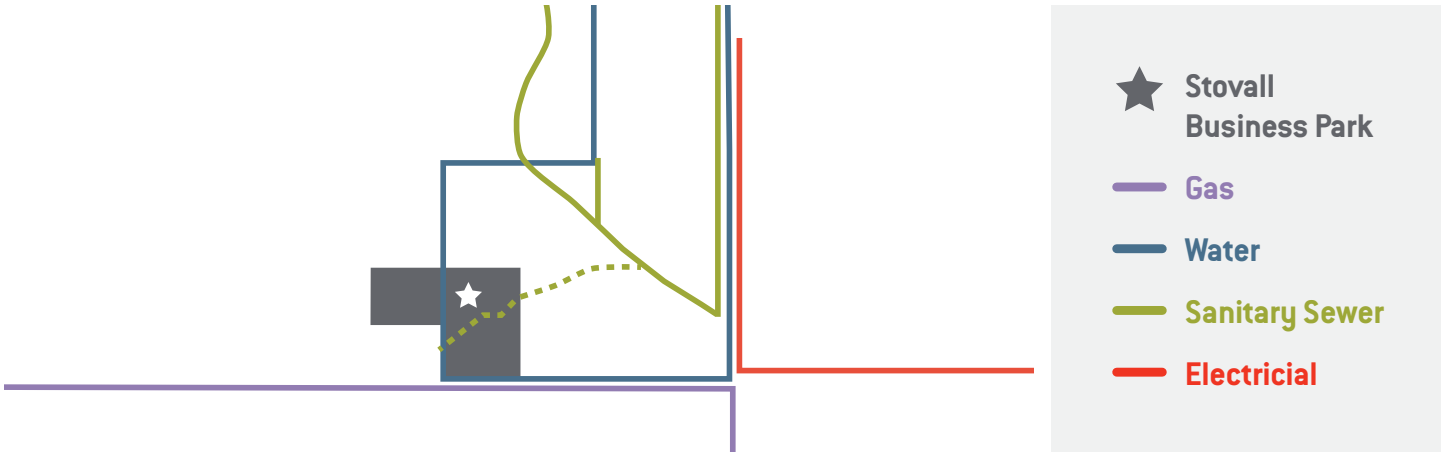
Located off of Fairview Road. Less than 1 mile to Hwy 50 and 4 miles to Interstate 80 via Hwy 50

INCENTIVES

- Corporate income tax credits
- Sales tax credits and refunds
- Compensation credits and training grants
- Personal property tax exemptions
- Real property tax refunds



POWER & UTILITIES



- ★ Stovall Business Park
- Gas
- Water
- Sanitary Sewer
- Electrical

POWER

POWER COMPANY

Omaha Public Power District (OPPD)

CAPACITY

Currently, 3 MW available, capacity could increase to 6 MW within 12 months, and up to 10-12 MW within 18 months

RATES

Available per project

UTILITIES

WATER

Provider:
Metropolitan Utilities District (MUD)

Line Size & Location:
Existing 24" main located approximately 1 mile northeast of site and a 12" main located approximately 1/2 mile north of site

System Capacity:
300 MGD

SEWER

Provider:
City of Omaha

Line Size & Location:
24" located approximately 0.6 miles northeast of site.

System Capacity:
Due to ongoing planning of Sarpy County Sewer Agency information currently unavailable

GAS

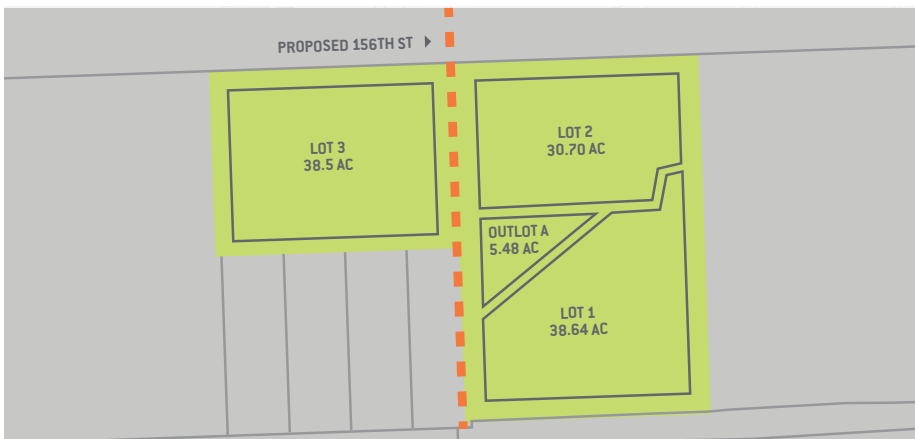
Provider:
Metropolitan Utilities District (MUD)

Line Size & Location:
A 2-inch line runs 1.5 miles west of the site in addition to a 2-inch line 1 mile east of the site. Normal operating pressure is 60 psig

TELECOM

Carriers:
Multiple providers; long haul fiber located adjacent to the property

POTENTIAL SITE PLAN



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ECONOMIC DEVELOPMENT PARTNERSHIP

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