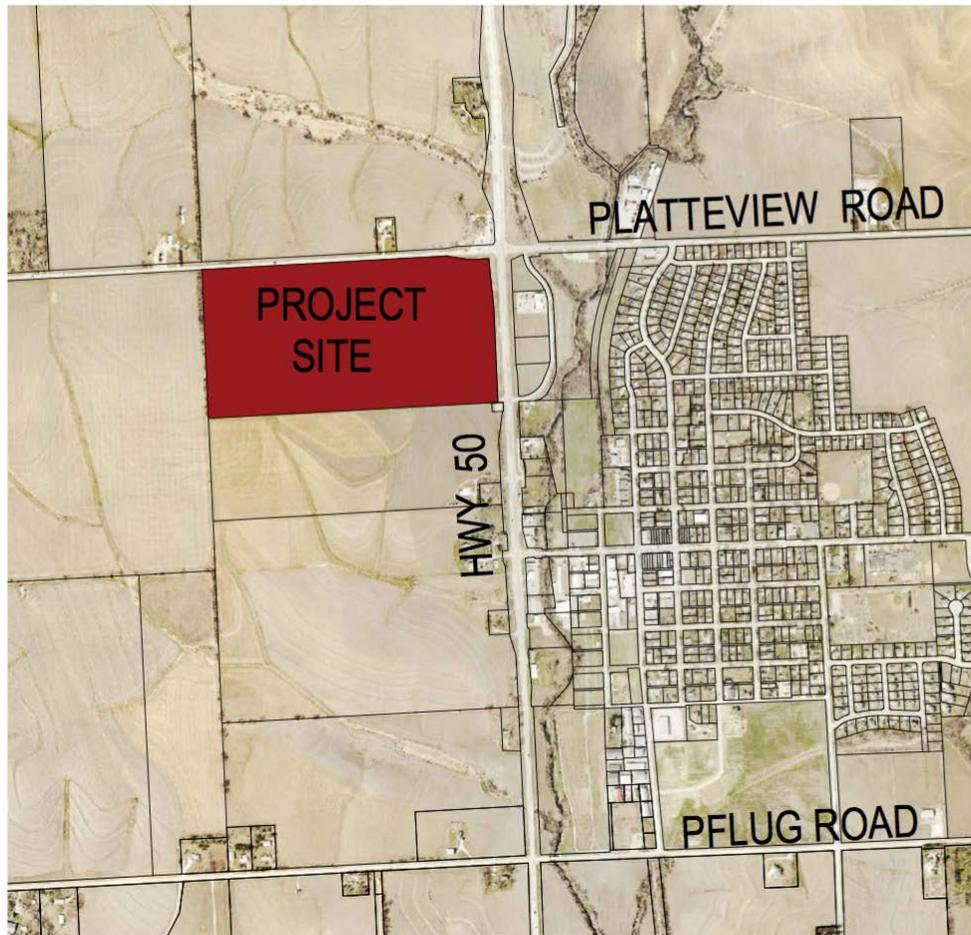


# Platte View Rd. Business Park

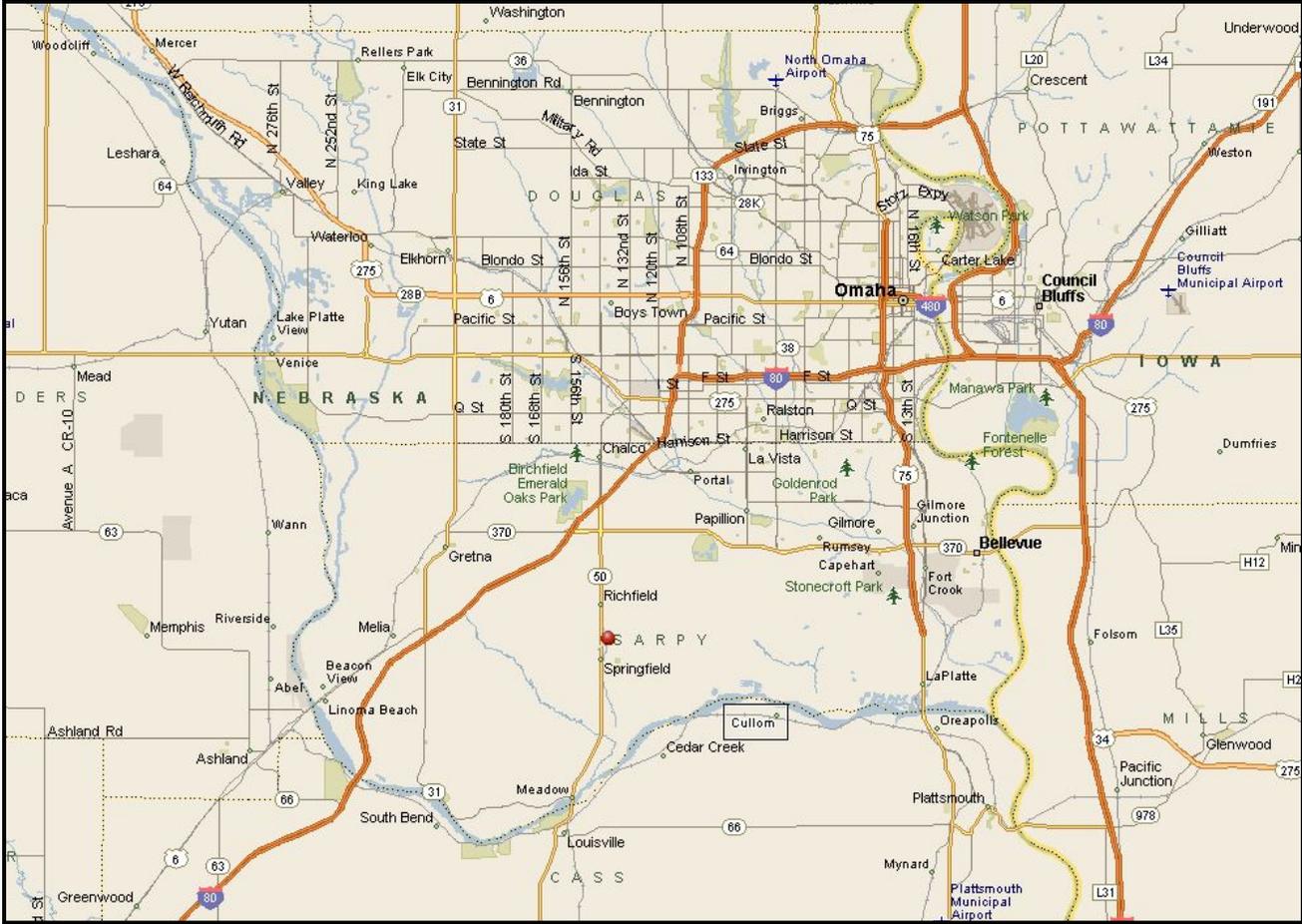
Highway 50 & Platteview Road  
Springfield, NE  
Sarpy County



<b>Acres:</b>	74.33 Acres
<b>Ownership:</b>	RTR Development LLC (Local Developer)
<b>Price:</b>	\$45,000 per acre
<b>Current/Previous Use:</b>	Agriculture
<b>Land Use Plan:</b>	Light Industrial, Business Park
<b>Topography:</b>	Flat to gently rolling
<b>Access:</b>	Adjacent to Highway 50; I-80 & Hwy 50 is 4 miles north; I-80 & Hwy 31 is 6 miles west.
<b>Workforce:</b>	The nine-county region of Greater Omaha has a labor force totaling 503,154 and a 60-minute drive time of around 940,000.
<b>Incentives:</b>	Real Property Tax Refund, Sales Tax Credit and Refund, Corporate Tax Credits, Compensation Credit and Training Grants
<b>Contacts:</b>	RTR Enterprises (Randy Sump): (402)-676-2647; <a href="mailto:rntsump@msn.com">rntsump@msn.com</a> Andrew Rainbolt: (402) 233-7155; <a href="mailto:arainbolt@selectgreateromaha.com">arainbolt@selectgreateromaha.com</a>



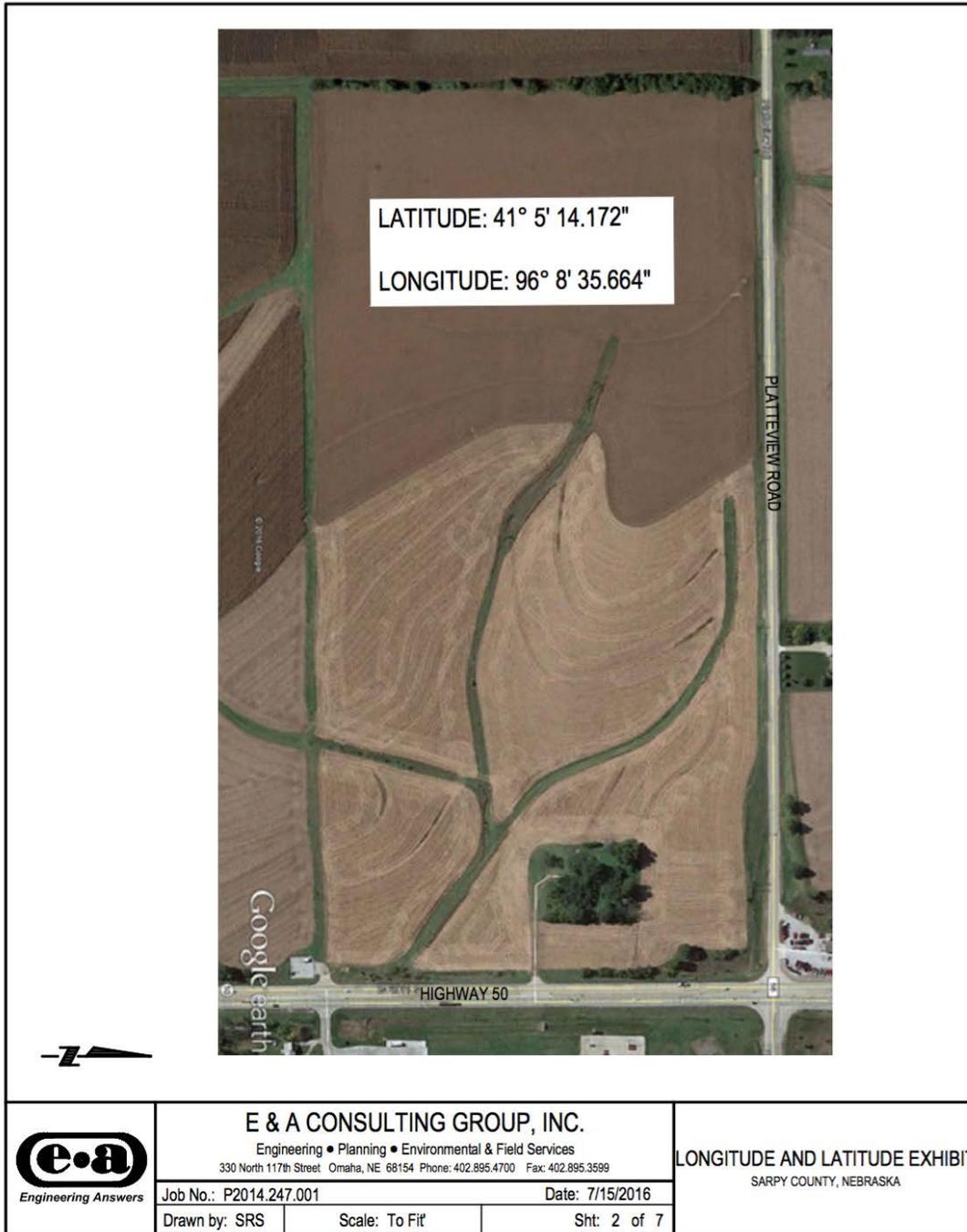
# Site Location Map



The Platte View Rd. Business Park is located in the Southwest quadrant of the Greater Omaha Metro area in Sarpy County. This site has great access to Interstate 80, which is four miles from the site, via four lane divided highways (Highway 50 and Highway 370). The site is adjacent to the City of Springfield’s northern municipal boundaries and is located at the southwest of the intersection of Platteview Road and Highway 50 in Springfield. The site is currently in in Springfield’s extraterritorial jurisdiction. Per the Sarpy County Assessor, the legal description for the site is “GRETNA, NE 68028 N1/2 NE1/4 23-13-11 (74.33 AC)”.



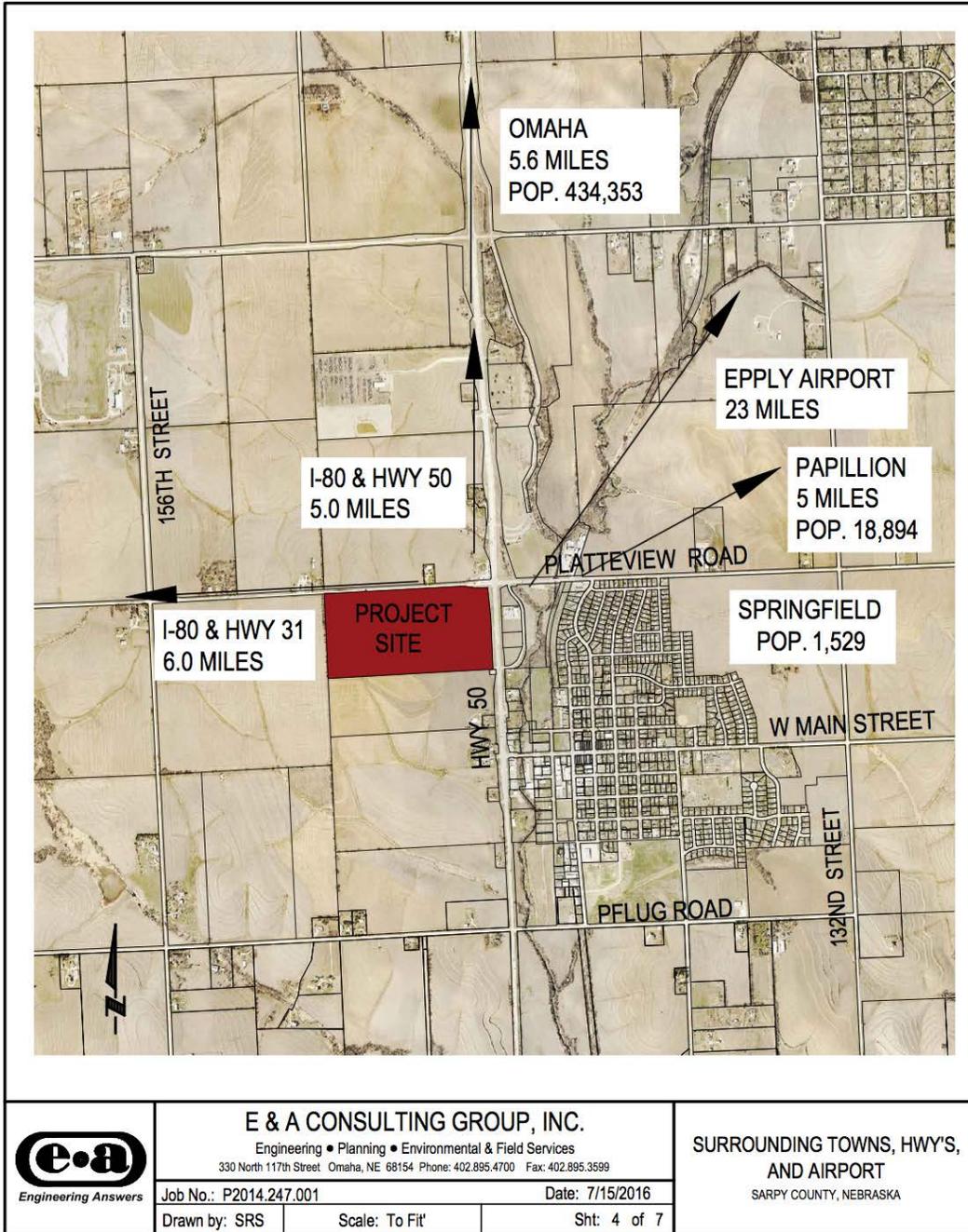
# Site Control Overview



RTR Enterprises is the owner and developer for the property. Randy Sump, owner of RTR Enterprises, is a willing seller that has partnered with Sarpy County Economic Development Corporation (SCEDC) and the Greater Omaha Economic Development Partnership (GOEDP) for marketing and GO Ready Certification. The site will be promoted for light industrial and other similar uses to create employment and investment in Sarpy County. The entire 74-acre site is being promoted for development, but the seller may entertain offers to divide the property.



# Transportation



The Platte View Rd. Business Park is located in the Southwest quadrant of the Greater Omaha Metro area in Sarpy County. This site is located approximately 2.7 miles southwest of the city of Papillion and adjacent to the city of Springfield. While the site is included in the Omaha metro area, it is actually 4.6 miles south from the City of Omaha in a rapidly growing area in Sarpy County. Eppley Airport, Omaha's major commercial airport, is located 23 miles to the northeast of the site which is about a 25-minute drive. The Sarpy County East Power Park has excellent access to I-80 and via Highway 50 and Highway 370. Interstate exits 439 and 440 are only 5 miles to the site which is great for companies that need quick interstate access.



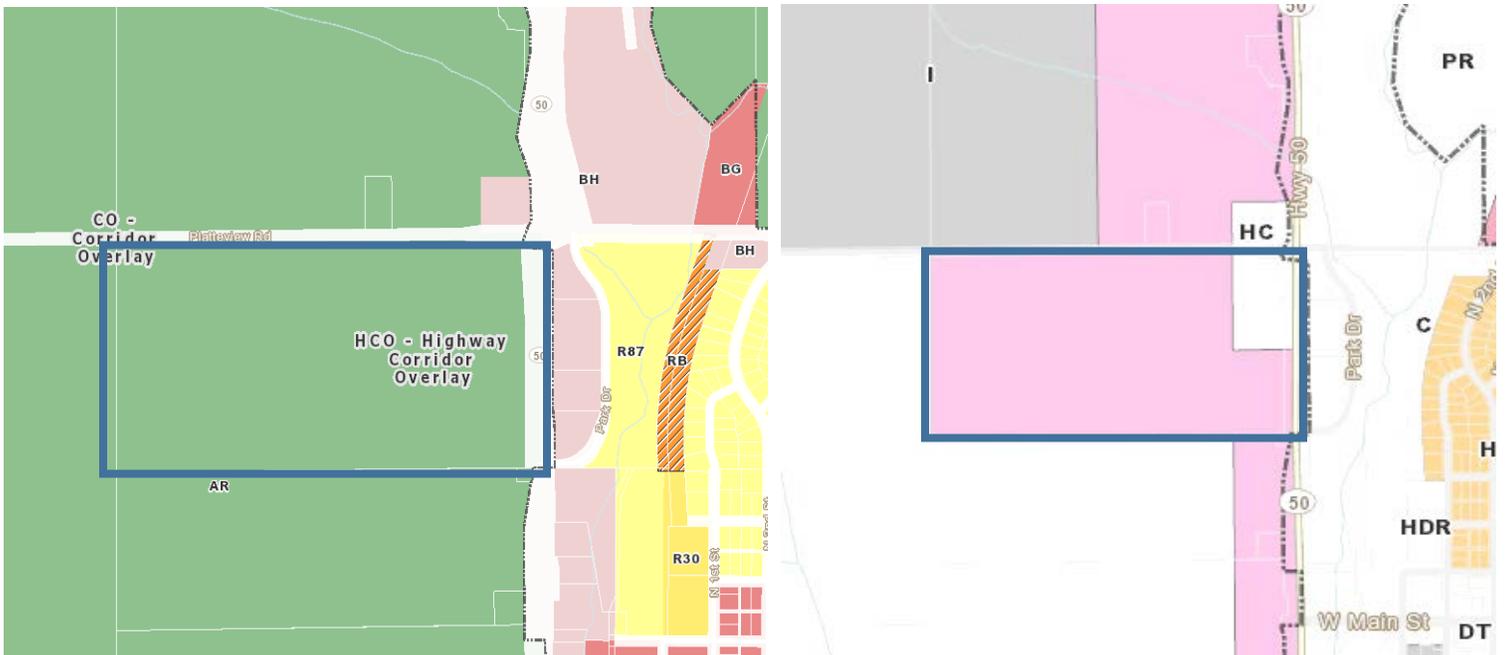
## Surrounding Land Use Map



The current zoning for the site is agriculture. Depending on the site usage, the site will be rezoned to business general or light industrial. Currently, the majority of the site is located in the City of Papillion's extraterritorial jurisdiction (ETJ) and the southwest corner of the site is in the Sarpy County jurisdiction. As a project is developed on the site, Sarpy County will relinquish jurisdiction of the portion of the site to the City of Papillion and the city will have administrative control of the whole site. Please see the below maps which will be the current zoning map of the area and the future land use map of the City of Papillion for the site and surrounding areas.



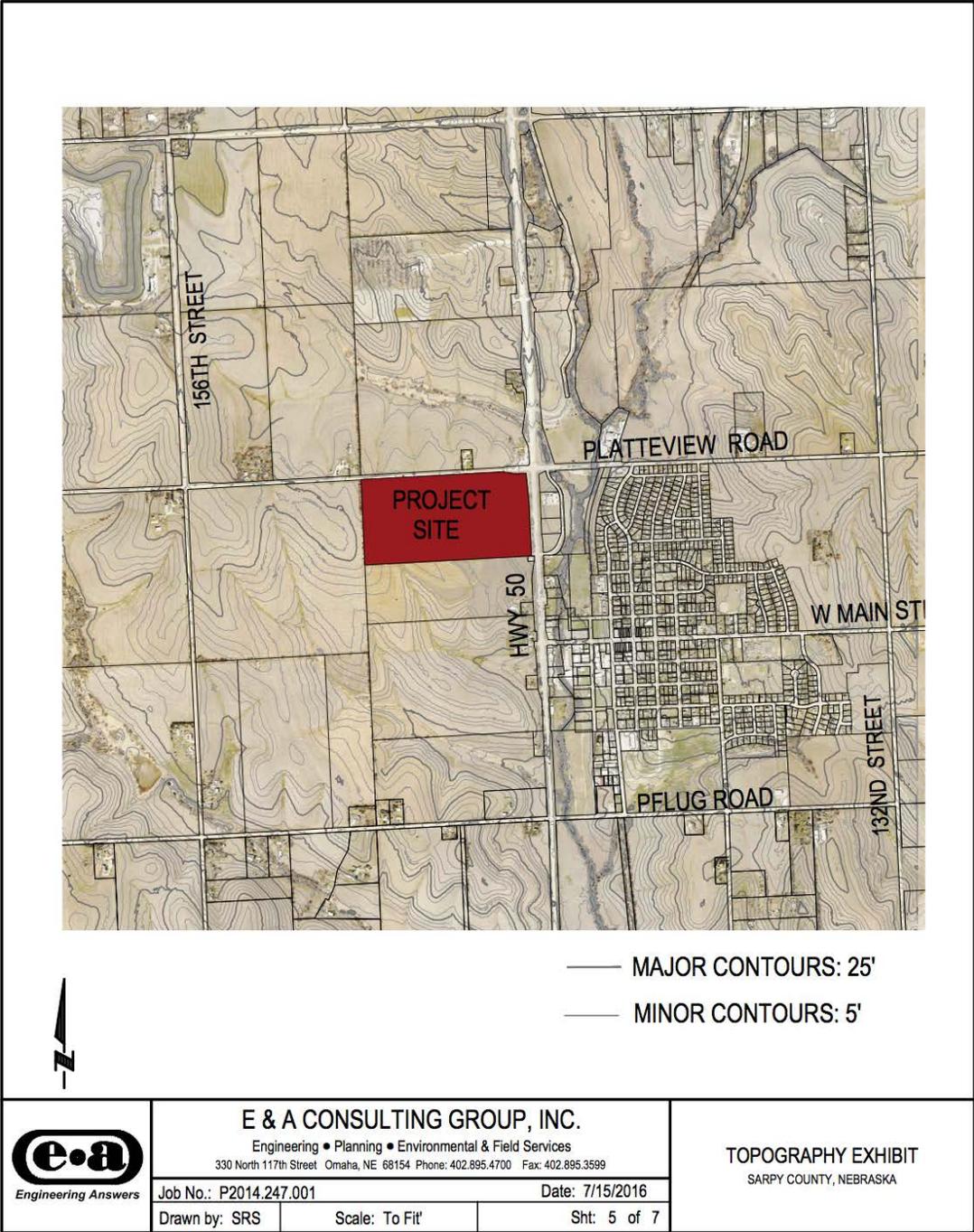
# Zoning Map



Currently, the Platte View Rd. Business Park is zoned (AR) Agriculture Residential with the properties to the north, south, and west zoned (AR) as well. The property directly east (across Hwy 50) is zoned (BH) Highway Business district with the zoning transitioning to (R87) Single Family Residential and (RB) Residential Business as you go east. In the Future Land Use map the Platte View Rd. Business Park will be zoned (BP) Business Park with a portion of the northeast corner zoned (HC) Highway Commercial. The northern property will be zoned Business Park and Industrial while the western parcel will continue to be Agricultural Residential. The southern property will be mixed with Business Park and Low Density Residential. The eastern property will be a mixture of Highway commercial, Park/Recreation and Commercial, transitioning as you continue east.



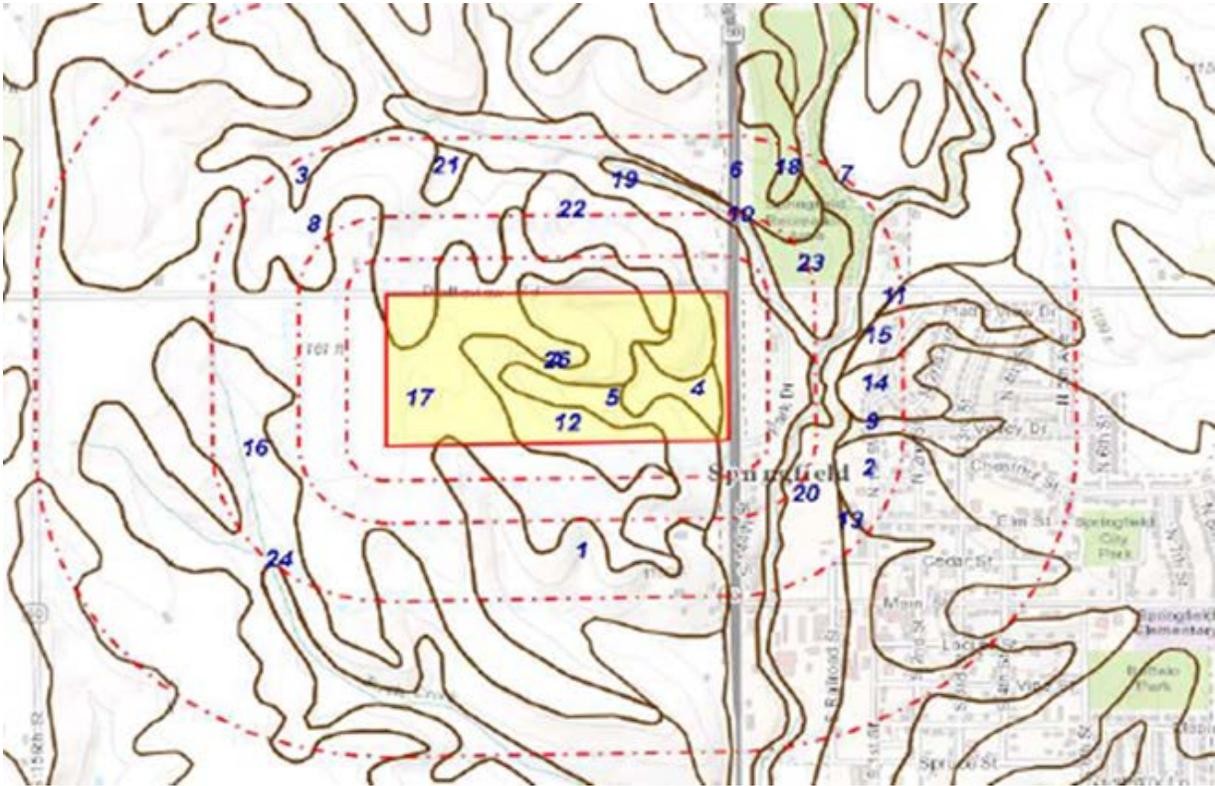
# Topography



The assessment site is located southwest of the intersection of Platteview Road and Highway 50 in Springfield, Sarpy County, Nebraska. The assessment site is approximately 74 acres in area and is currently utilized as agricultural cropland. The topography of the assessment site is sloping down towards the south/southeast with approximately 70 feet of vertical relief. Drainage from the assessment site is towards the south/southeast, and ultimately to the Springfield Creek, located approximately 350 feet east of the assessment site at the nearest point. Visual observations from the perimeter of the site and public thoroughfares were made of the surrounding vicinity.



# Soil Map



The Platte View Rd. Business Park is dominated by four different soil compositions which are identified on the map as 17, 12, 5, and 4. Soil number 17 is “Marshal” soil type which is a silty clay loam that is well drained and has moderate corrosion potential on uncoated steel. Soil number 12 is “Ida” soil type that is a well-drained silt loam that has low corrosion potential on uncoated steel. Number 4 is “Judson” soil type which is a silty clay loam that is also considered a well-drained soil. It has moderate corrosion potential on uncoated steel. Lastly, soil number 5 is “Dickinson” soil type and is a fine sandy loam well drained soil that has low corrosion potential on uncoated steel.



# Developable Acreage Overview and Map

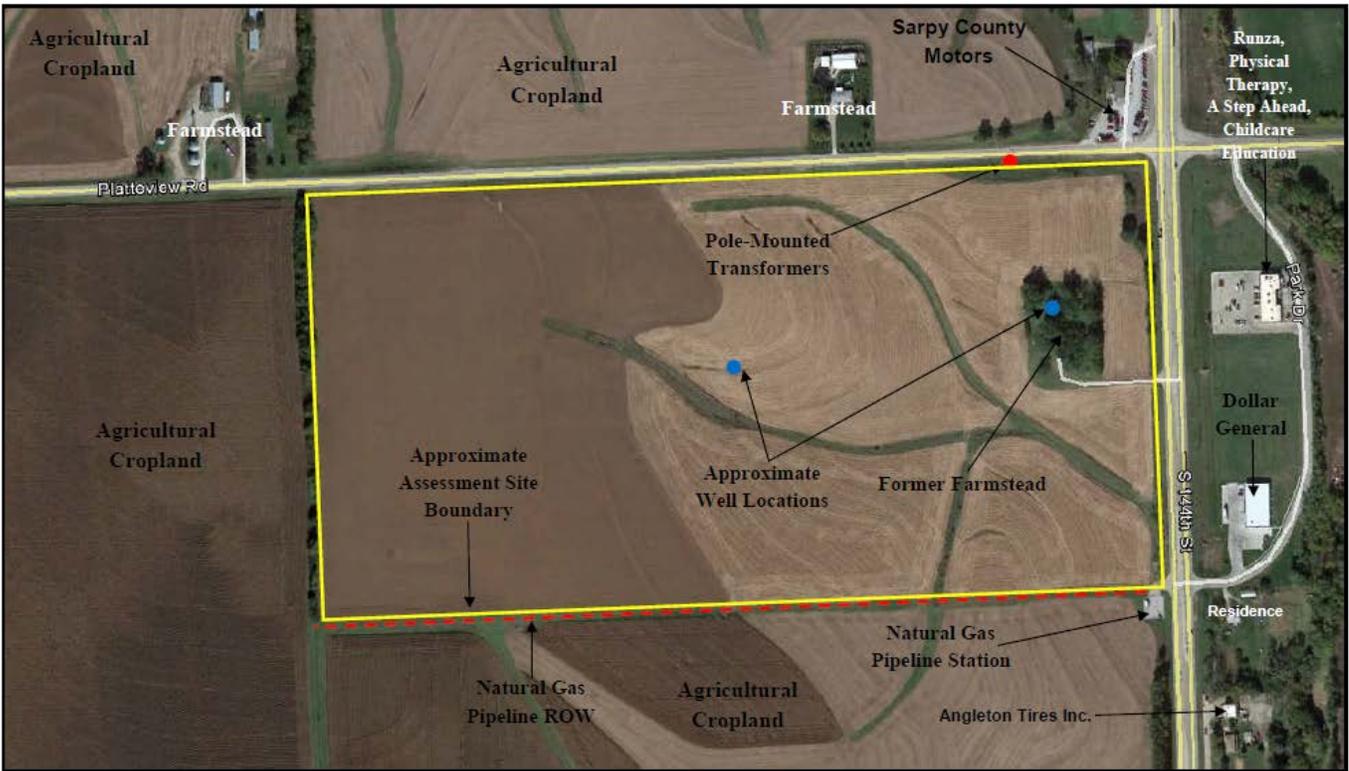


The E&A concept for the Platte View Rd. Business Park suggest that a majority of the 74 acres are developable and could comfortably fit a 400,000 square foot building and 11 additional lots. These lots range from 1.84 acres to 8.48 acres with a majority of the lots at about 3.2 acres. The concept map also shows the property being able to comfortably hand 3 small retention ponds totaling less than 3 acres.





# Environmental Statement/Overview



Project Mgr: BLJ	Project No. P2014.247.002	 <b>E &amp; A CONSULTING GROUP, INC.</b> <i>Engineering Answers</i> 10909 Mill Valley Road OMAHA, NE 68154 PH. (402) 995-4700	Site Diagram	Exh.
Drawn By: BLJ	Scale 1" = 200'		<b>Proposed 70-Acre Commercial Development</b> NE ¼ of Section 23, Township 13 North, Range 11 East Springfield, Nebraska	-
Checked By: ZAJ	File No. P2014.247.002SD			
Approved By: ZAJ	Date: 5/5/16			

A Phase I Environmental Site Assessment was conducted in May, 2016 for RTR Development LLC. This assessment revealed no evidence of recognized environmental conditions in connection with the property based off historical, regulatory review, site reconnaissance, and interviews. The Platte View Rd. Business Park is currently utilized as agricultural land. No sewers or structures were observed on the site. Historical aerial photographs, interviews, city directories, and topographical maps were reviewed and indicated that the assessment has been utilized as agricultural cropland and a former Farmstead. These activities do not represent a significant environmental risk to the assessment site. A copy of the Phase I Environmental Site Assessment is available upon request.



# Utilities – Water & Natural Gas



## Water:

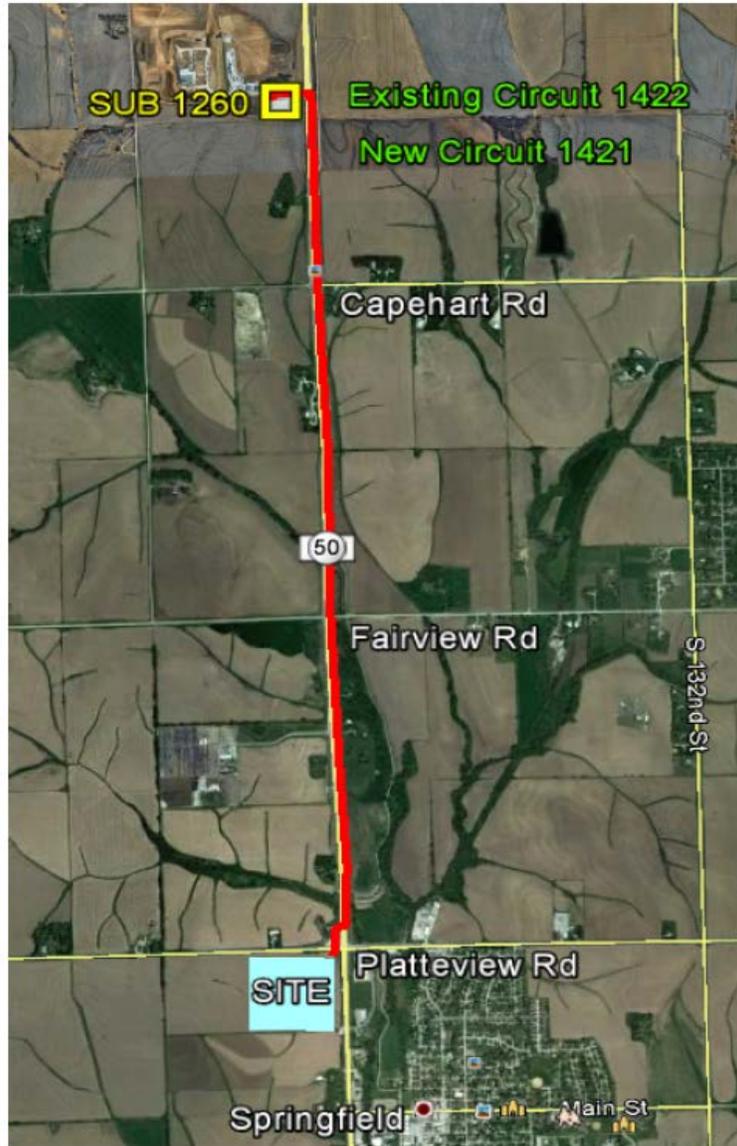
Currently, a 12" main is installed on the east side of Hwy 50 from Platteview Road to Park Drive. A water main project is also currently being designed to extend this 12" main to Main Street. Along with the water main project, the City is looking to add a backup well to firm up pumping capacity to 800gpm. Once this well is in place, the available capacity for the site will be 360gpm

## Natural Gas:

The Platte View Rd. Business Park will have natural gas provided by the Metropolitan Utilities District. Currently, there is a 2-inch 45psig (66 psig) coated steel pipe that runs along the southern site boundary of the assessment site. Also, there is a town border station (TBS) on the southeast corner of the site for Northern Natural Gas Company.



# Electric Power



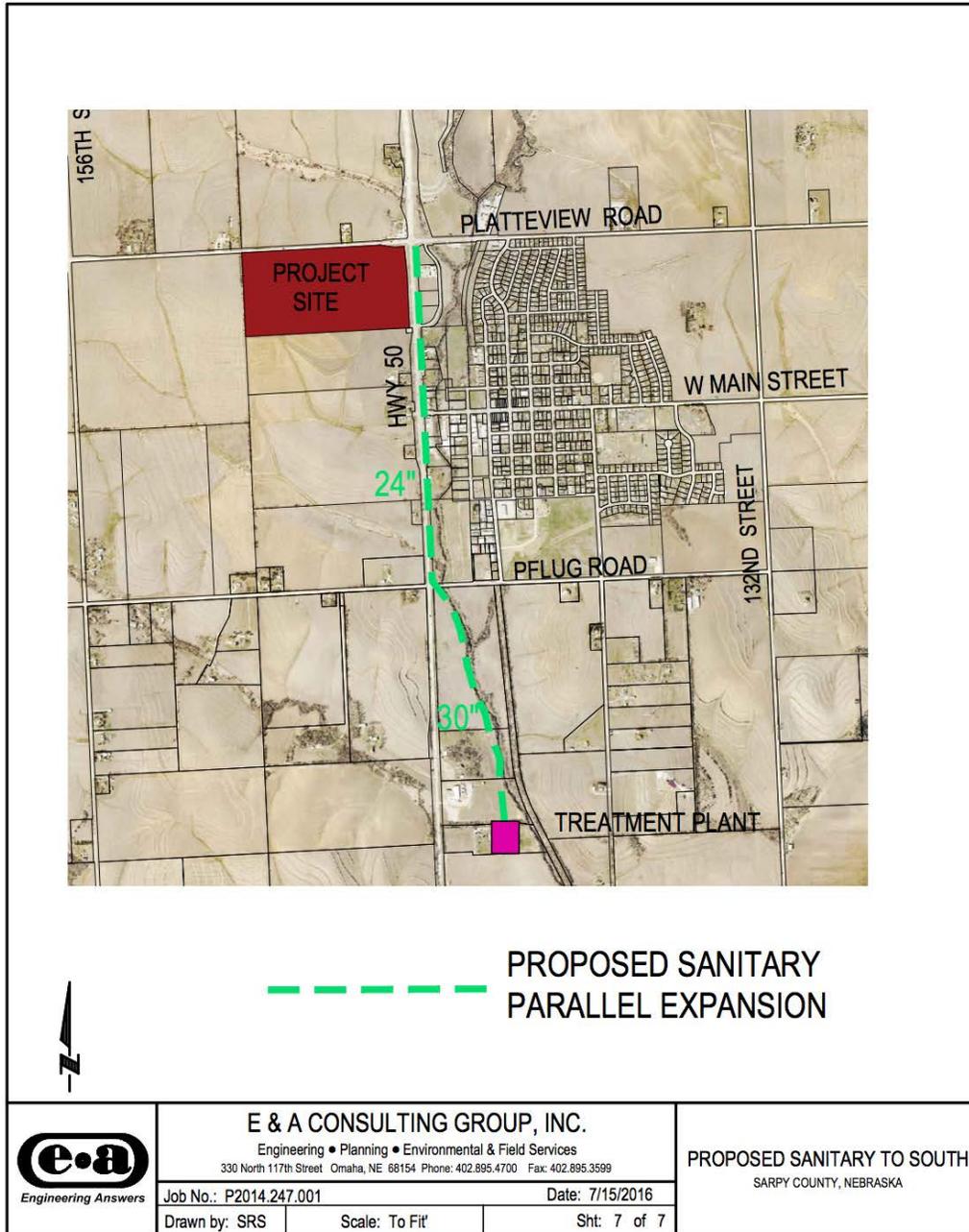
The Platte View Rd. Business Park is at the south end of the 161 kV system corridor along Hwy 50. The long term plan is to extend the 161 kV transmission line south and convert existing 69 kV Springfield substation, located along the east side of Hwy 50 south of Springfield, to a 161kV substation. Currently there is one transformer within the substation so the best option for a redundant feed is to add another substation transformer in the same sub, described above, that would serve the primary circuit.

**Current Capacity:** An Existing 13.8 kV circuit running down 144th St. from our existing substation between Schram Rd. and Capehart Rd. along 144th St. currently would serve the site and has 6 MW of capacity available.

**Maximum Capacity:** This site could provide up to 14 MW with improvements and extensions to the site with approximately 12 months at an estimated cost of \$1,000,000.



# Sewer



A septic system was formerly utilized when the assessment site was occupied by a farmstead. Upon development of the assessment site, the City of Springfield will provide sanitary sewage services. There is an existing 6 – 8” sewer main on Park Drive just east of the site that can provide sewer services to projects smaller than 36,000 GPD. The maximum month flow the gravity sewer system can accommodate is 25 GPM. If the site has larger sewer requirements, then a sewer line would have to be extended from the site to the sewer treatment plant south of town as the aerial photo provides above.



# Telecommunications

The Omaha metro area is served by all the major Tier 1 interexchange service providers (IXC) and multiple Tier 2 regional providers. There are also multiple local service providers (LSP) supporting the market as well. These carriers provide a full suite of voice, data, internet & cloud service in bandwidths ranging from 1 Mbps to 100 Gbps & T1 to OC-192. All service provider networks are engineered with diverse, redundant fiber routes and multiple, diverse POPs. Telephony services can be provided via lit and/or dark fiber. 100-GIG bandwidth capacity on an ICB basis for most carriers. There are more than 42 carriers that converge into Omaha (local, regional and national).

The Platte View Rd. Business Park is located a few miles south of where a lot of telecom providers enter into the Omaha Metro area along Interstate 80 including the following carriers:

Level 3 Long Haul	Zayo Dark Haul	Windstream	Pinpoint
Level 3 Metro Network	Zayo Dark Long Haul	CenturyLink Metro	Verizon
Unite Telecom	Cox Communications		



# Key Contacts for Development

## **RTR Enterprises**

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RTR Enterprises  
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## **Sarpy County Economic Development Corporation**

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

## **Omaha Public Power District**

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Sr. Economic Development Coordinator  
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## **Metropolitan Utilities District**

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## **City of Springfield**

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