

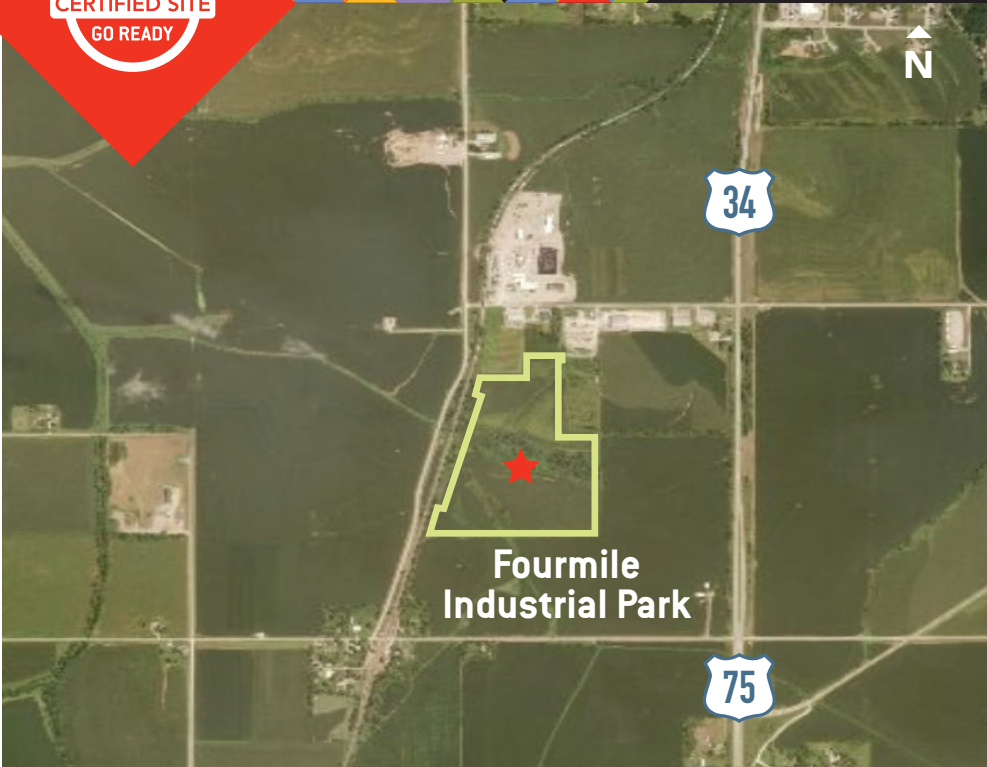
30+ COMMUNITIES THAT MAKE OMAHA - GREATER OMAHA

# FOURMILE INDUSTRIAL PARK

Plattsmouth, NE



## PROPERTY FEATURES



### ACRES

40 acres

### 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

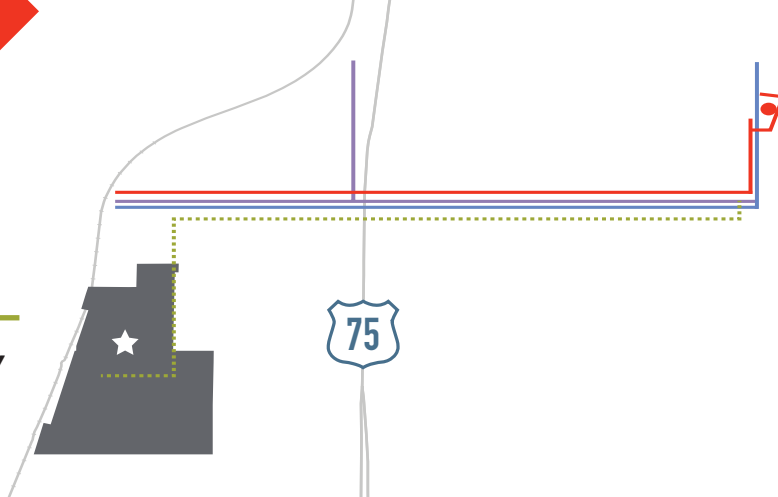
Existing 12.5kV distribution circuit has 5MW of available capacity

#### 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

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### JENNIFER SERKIZ

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ECONOMIC DEVELOPMENT PARTNERSHIP

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