

30+ Communities that make omaha - greater omaha

BLAIR SOUTH BUSINESS PARK

Blair, NE

PROPERTY FEATURES



ACRES

Section A – 22
Section B – 20 non rail
Section C – 182

OWNERSHIP

Multiple owners;
Section A – Big Ox Energy
Section B – City of Blair
Section C – Arp Farms (under option by Gateway Development)

PRICE

Section A - \$30,000 per acre
Section B – \$50,000 per acre
Section C – \$50,000 per acre*

CURRENT/PREVIOUS USE

Agriculture

TARGET INDUSTRIES

Manufacturing, Warehouse/Distribution,
Clean Food Processing, Data Center

PROPERTY BENEFITS

POWER

Power supplied by Omaha Public Power District with two substations located within 1 mile and 3.9 miles.

TOPOGRAPHY

Properties A and B are flat and level, Property C is flat with minor grade change.

WORKFORCE

Nearly 1.3 million people within a 60-minute drive;
Omaha CSA 1,004,771;
Blair pop: 8,091.

ACCESS

These sites are located 11 miles west of I-29 and 2 miles from the four-lane expressway of Highway 133. Highway 75 is adjacent to the site.

INCENTIVES

Corporate income tax credits.
Sales tax credits and refunds.
Compensation credits and training grants.
Personal property tax exemptions.
Low interest or forgivable loans (LB840 Funds).



* Section C can be subdivided but at a higher price point

POWER & UTILITIES



- ★ Blair South Business Park
- Substation
- Gas
- Water
- Sanitary Sewer
- Electrical

POWER

POWER COMPANY

Omaha Public Power District.

RATES

Available per project.

CAPACITY

Power supplied by OPPD with two substations located within 1 mile and 3.9 miles; Current capacity is 1-2MW, with the potential to expand capacity if needed.

UTILITIES

WATER

Provider: City of Blair
Line Size & Location: 12 inch service line located adjacent to the property.
System Capacity: The City of Blair has a water treatment plant with a capacity of 20 MGD. The average daily consumption is 15.5 MGD with an excess capacity of 4.5 MGD. An additional 7 MGD in capacity will be available in 2024.

SEWER

Provider: City of Blair
Line Size & Location: 12 inch sewer main located adjacent to the property.
System Capacity: The city of Blair has a sewer treatment plant capacity of 2 MGD with a peak consumption of 1.3 MGD and an excess capacity of 0.7 MGD.

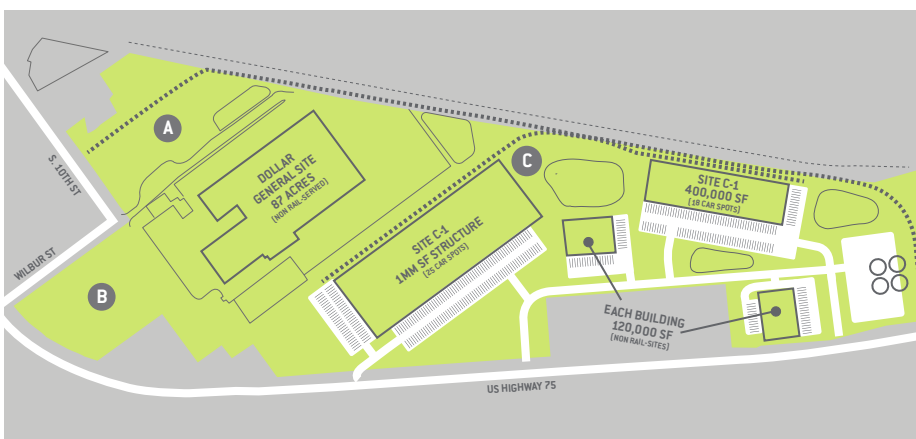
GAS

Provider: Black Hills Energy
Line Size & Location: 4 inch steel main runs along the northwest corner of the site on Wilbur Street from 13th to 10th Street.

TELECOM

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

POTENTIAL SITE PLAN



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