

30+ COMMUNITIES THAT MAKE OMAHA - GREATER OMAHA

FOURMILE INDUSTRIAL PARK

Plattsmouth, NE

PROPERTY FEATURES



ACRES

65.34

OWNERSHIP

City of Plattsmouth

PRICE

\$10,000 per acre

CURRENT/PREVIOUS USE

Agriculture

TARGET INDUSTRIES

Manufacturing – Agricultural Products & Goods, Light Industrial

Fourmile Industrial Park

PROPERTY BENEFITS

POWER

Power supplied by the Nebraska Public Power District; site has 5MW with ability to grow

TOPOGRAPHY

Level to rolling hills

WORKFORCE

Nearly 1.3 million people within a 60-minute drive; Omaha CSA 1,004,771; Plattsmouth 6,620

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
- Tax Increment Financing



POWER & UTILITIES

POWER

POWER COMPANY

Nebraska Public Power District

CAPACITY

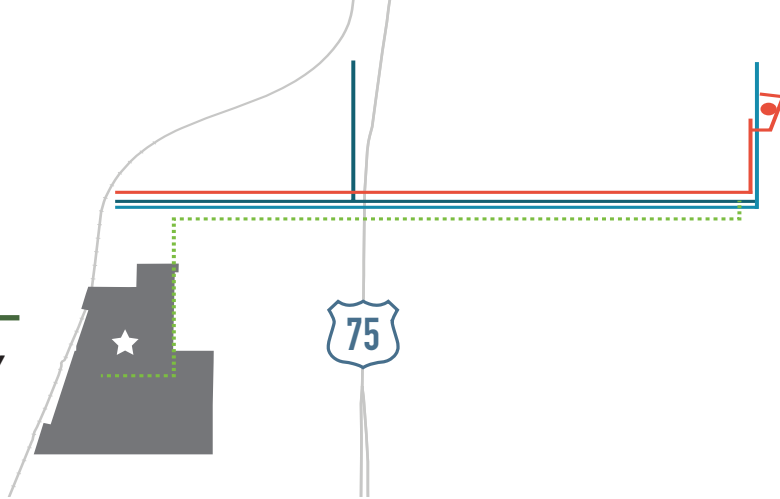
Existing 12.5kV distribution circuit has 5MW of available capacity

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

VICE PRESIDENT OF ECONOMIC DEVELOPMENT

402.233.7143

mnorman@selectgreateromaha.com

JOSH CHARVAT

EXECUTIVE DIRECTOR – CASS COUNTY NEBRASKA ECONOMIC DEVELOPMENT

402.978.7909

jcharvat@selectgreateromaha.com