

30+ COMMUNITIES THAT MAKE OMAHA - GREATER OMAHA

# SOUTH POINTE BUSINESS PARK

Council Bluffs, IA

## PROPERTY FEATURES



### ACRES

94 acres total; 45 acres available

### OWNERSHIP

Council Bluffs Industrial Foundation

### PRICE

\$2.50 PSF

### CURRENT ZONING

I-2 General Industrial

### TARGET INDUSTRIES

Industrial  
Warehouse/Distribution  
Clean Tech  
Data Centers

## PROPERTY BENEFITS

### MULTI-LOT SITE

Lots range from 6-33 acres.

### TOPOGRAPHY

Flat.

### WORKFORCE

Nearly 1.3 million people within a 60-minute drive;  
Omaha CSA 1,004,771;  
Council Bluffs 62,421.

### ACCESS

Great regional connectivity.

Adjacent to US Highway 275;  
1 mile from both Interstate 29 and Interstate 80.

### LOCAL INCENTIVES

Corporate income tax credits.

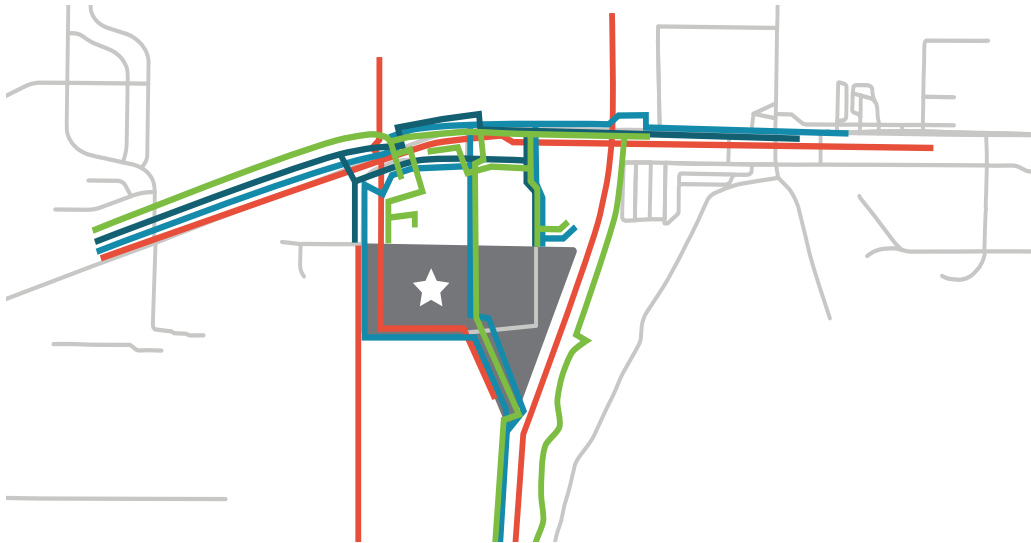
Sales tax credits and refunds.

Compensation credits and training grants.

Property tax exemptions.



## POWER & UTILITIES



- ★ South Pointe Business Park
- Gas
- Water
- Sanitary Sewer
- Electrical

### POWER

#### POWER COMPANY

Mid-American Energy

#### CAPACITY

1-10 MW with room for growth.

#### RATES

Available per project.

### UTILITIES

#### WATER

**Provider:**  
Council Bluffs Water Works

**Line Size & Location:**  
12" service line located adjacent to the property.

#### SEWER

**Provider:**  
City of Council Bluffs Public Works

**Line Size & Location:**  
10" sewer main located adjacent to the property.

**System Capacity:**  
12 MGPD with 500,000 GDP of excess.

#### GAS

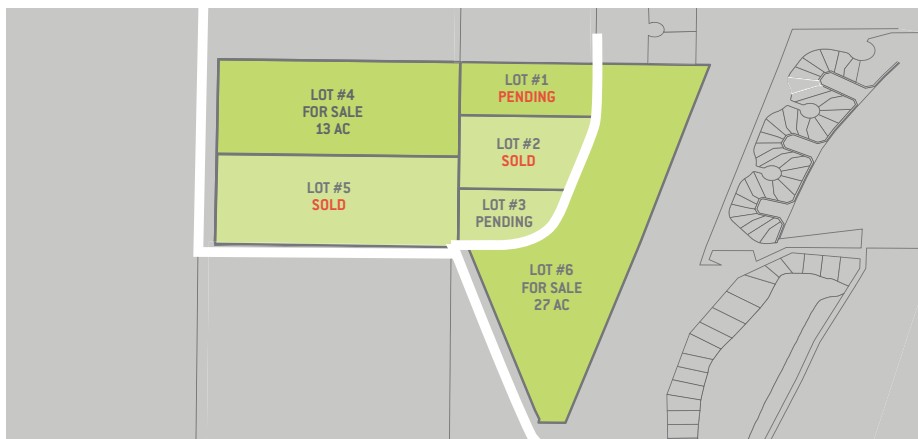
**Provider:**  
Black Hills Energy (BHE)

**Line Size & Location:**  
4" Main at 35 psi.

#### TELECOM

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

## SITE PLAN



### PAULA HAZLEWOOD

CHIEF EXECUTIVE OFFICER - ADVANCED  
SOUTHWEST IOWA CORPORATION

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