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

LOCAL INCENTIVES
Corporate income tax credits.
Sales tax credits and refunds.
Compensation credits and training grants.
Property tax exemptions.

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.
POWER & UTILITIES

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
402.960.8505
phazlewood@selectgreateromaha.com

MARK NORMAN
VICE PRESIDENT OF ECONOMIC DEVELOPMENT
402.233.7143
mnorman@selectgreateromaha.com

OmahaChamber.org