

Zoning:	Agriculture, Industrial
Topography:	Brownfield
Adjacent Available Acres:	600
Setting:	Other
Site Dimensions:	175
Last Updated:	May 29, 2024

Economic Development Contact

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Realtor/Owner Contact

Grand Island Area Economic Development Corporation
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Property and Area Description

Cornhusker Industrial Park (CIP) is located 3.5 miles west of Grand Island city limits. Once used as a national defense site, the GIAEDC owns 175 acres of land within the industrial park. CIP is currently being used for agriculture production and is zoned AG-SI (Special Agriculture/Industrial Zone). Both Cornhusker Industrial Park & Southern Public Power's Energy Park (Option #3) lie between Burlington Northern Railroad and Union Pacific Railroad. A short line connects the two major railways allowing for the property to be dual rail served. The property has been declared blight and substandard, allowing for the use of Tax Increment Financing (TIF). Both sites can be accessed by paved two-lane roads on both north and south ends of the sites.

Population

	59,327	71,501	122,644
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2024

Households

	22,510	27,365	47,978
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2024

Transportation

Nearest Highway: HWY 281 and HWY 30 (4.2 mi.)
Nearest Interstate: I-80 (8.3 miles mi.)
Nearest Airport: Central Nebraska Regional Airport (12.6 miles mi.)
Nearest Commercial Airport: Central Nebraska Regional Airport (12.6 miles mi.)
Rail Served: Yes
Rail Served By: BNSF Railway, Union Pacific Railroad
Rail Type: Active
Rail Accessible: Yes
Rail Infrastructure in Place: Yes

Utilities

Electric: Southern Public Power
Natural Gas: Tallgrass Interstate Gas Transmission
Water: City of Grand Island
Sewer: City of Grand Island
Telecommunications: Nebraska Link