



Zoning:	Industrial-Heavy
Topography:	Flat
Adjacent Available Acres:	140
Setting:	Industrial Park
Within City Limits:	Yes
Site Dimensions:	17951511.6 sq ft
Specialty Features:	TIF District
Sale Price Note:	Negotiable
Lease Terms:	Negotiable
Lease Rate Note:	Negotiable
Last Updated:	Dec 15, 2023

Economic Development Contact

Mary Berlie
Grand Island Area Economic Development Corp.
123 North Locust Street, Suite 201B
Grand Island, NE 68801
(308) 381-7500 | mberlie@grandisland.org

Property and Area Description

Owned by the Grand Island Area Economic Development Corp. (GIAEDC) this park has both platted and unplatted property, allowing for customized projects. The park has been declared blighted and substandard, allowing for TIF. City infrastructure such as water, sewer, electricity, and a newly paved road are available onsite. Natural gas is also available on site. Rail lines, serviced by Union Pacific Railroad, are adjacent to the site allowing for rail expansion and utilization. The GIAEDC welcomes negotiation of land purchase and lease price and utility tap fees in order to expand an develop PVIPE.

Population

	60,840	95,040	123,490
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2024

Households

	23,168	36,762	48,357
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2024

Transportation

Nearest Highway: US Highway 281 (.25 mi.)
Nearest Interstate: Nebraska (Nebraska mi.)
Ingress/Egress Notes: 10 feet
Nearest Airport: Central Nebraska Regional Airport (11.5 mi.)
Nearest Commercial Airport: Central Nebraska Regional Airport (11.5 mi.)
Distance to Mass Transit: 25
Rail Served: Yes
Rail Served By: Union Pacific Railroad, Other
Rail Type: Active
Rail Accessible: Yes
Rail Infrastructure in Place: Yes
Rail Contact: Grand Island Area Economic Development Corp
Rail Contact Phone: 308-381-7500
Rail Contact Email: mberlie@grandisland.org
Short Line: Nebraska Central Railroad Company
Short Line Contact: Julie Greve
Short Line Contact Phone: 402-750-4019
Short Line Contact Email: jgreve@rgpc.com

Utilities

Electric: City of Grand Island Utilities
Natural Gas: Northwestern Energy
Water: City of Grand Island
Sewer: City of Grand Island
Telecommunications: Charter Communications, Hamilton Communications, and Nebraska Link