



Zoning:	Industrial-Heavy
Topography:	Flat
Setting:	Agricultural Land
Within City Limits:	No
Sale Price Note:	Negotiable
Last Updated:	Jan 9, 2024

Economic Development Contact

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Property and Area Description

Former ammunition plant property that has been cleaned-up by the U.S. Army Corps of Engineers a decade ago. Close to all transportation sources including 2 major railroad mainlines. The properties are eligible for Tax Increment Financing which is designed to finance the public costs associated with a private development project. Essentially, the property tax increases resulting from a development are targeted to repay the public investment by a project.

Population

	<b>61,107</b> 10 Mile Radius	<b>72,209</b> 20 Mile Radius	<b>122,807</b> 30 Mile Radius
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Source: ESRI®, 2024

Households

	<b>23,260</b> 10 Mile Radius	<b>27,629</b> 20 Mile Radius	<b>48,016</b> 30 Mile Radius
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Source: ESRI®, 2024

Transportation

**Nearest Highway:** US Highway 281 (4.00 mi.)  
**Nearest Interstate:** Interstate 80 (11.00 mi.)  
**Nearest Airport:** Central Nebraska Regional Airport (10.25 mi.)  
**Nearest Commercial Airport:** Central Nebraska Regional Airport (10.25 mi.)  
**Rail Served:** Yes  
**Rail Served By:** Union Pacific Railroad, BNSF Railway, Other  
**Rail Accessible:** Unknown  
**Rail Infrastructure in Place:** Possible  
**Rail Contact:** Darren Wisniski  
**Rail Contact Phone:** 402-672-1983  
**Rail Contact Email:** djwisnis@up.com  
**Short Line Contact:** Matt McClaughlin  
**Short Line Contact Phone:** 352-634-0108  
**Short Line Contact Email:** matthew.mclaughlin@cathcart-rail.com

Utilities

**Electric:** Southern Public Power District  
**Natural Gas:** NorthWestern Energy  
**Water:** City on Grand Island, on east edge of property  
**Sewer:** City of Grand Island