

Available Industrial Site

Schuyler, Nebraska

Schuyler DEVELOPMENT.net

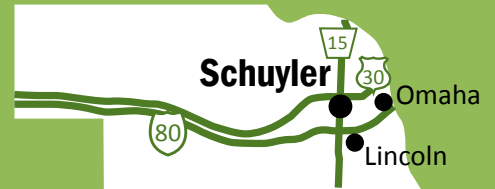
95.5 Acres

Population

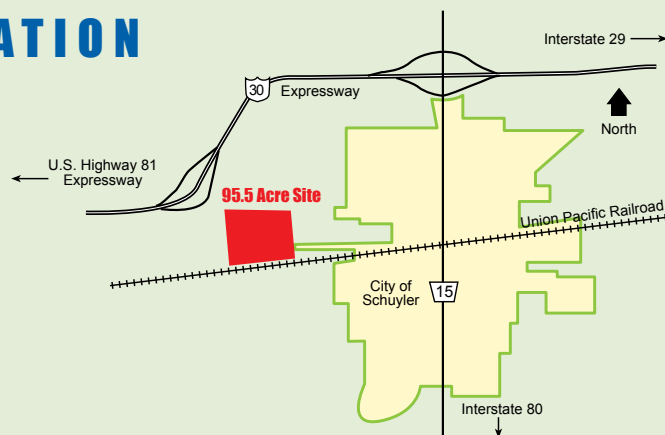
2014
U.S. Census

Schuyler	6,169
Colfax County	10,504
Labor Market*	124,178

*Colfax County and contiguous counties



LOCATION



This information was received from sources whom we deem reliable; however, we do not guarantee accuracy. Prospective buyers should carefully verify all information.

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Schuyler, Nebraska

Site Description

Location	981 Road E (900 West 16th)
Size.....	95.5 acres
Characteristics	Flat; river-deposited silt, clay, sand, and gravel soils; outside 500-year flood plain, no wetlands, 1,234' above sea level
Zoning	General Industrial
Present Use	Agriculture
Protective Services.....	Fire insurance classification is 6; 1.5 miles to a 32-member volunteer fire department; 24-hour patrol provided by Police Department, 1.5 miles

Utilities

Electricity.....	City of Schuyler; 7,500 kW; 40 MVA rated capacity substation
Natural Gas	Black Hills Energy; 2" main, 79 lbs. pressure; 2,000' from site
Water.....	City Schuyler; 14" main, 60 lbs. static pressure, 30–40 lbs. residual pressure, adjacent site
Sanitary Sewer.....	City of Schuyler; 8" main, 0.75 mile from site; lagoon system
Telecommunications.....	Qwest Communications; digital central office, 1.5 miles from site, ISDN and DSL available

Transportation

Highways.....	Site is 0.25 mile from interchange to four-lane U.S. Highway 30 Expressway and 1 mile from Nebraska Highway 15; U.S. Highway 81 Expressway is 16 miles west, Interstate 80 is 50 miles south, and Interstate 29 is 65 miles east
Railroads.....	Union Pacific main line borders site; potential for rail spur to be constructed into site from existing industrial lead track
Air Service	Columbus Municipal Airport, 15 miles; 6,780' lighted and hard-surfaced runway
Nearest Commercial	Lincoln Airport; 65 miles (70 minutes)
Air Service	Eppley Airfield; Omaha, 76 miles (90 minutes)

Other

Owner.....	Murray Properties (P.O.C. Brendan Murray); optioned by Schuyler Community Development, Inc.
Incentives	Tax Increment Financing (TIF)
Sale Price	\$20,000 per acre (\$1,910,000) \$25,000 per acre for 20-acre parcel (\$500,000)
2015 Tax Rate	\$2.086223 per \$100 of actual value
Environmental Assessment	Phase 1 and 2 Assessments completed in 2010 and CDBG Environmental Assessments completed in 2012; results available upon request

Contacts

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