

Available Industrial Site

Columbus, Nebraska

www.columbusne.us

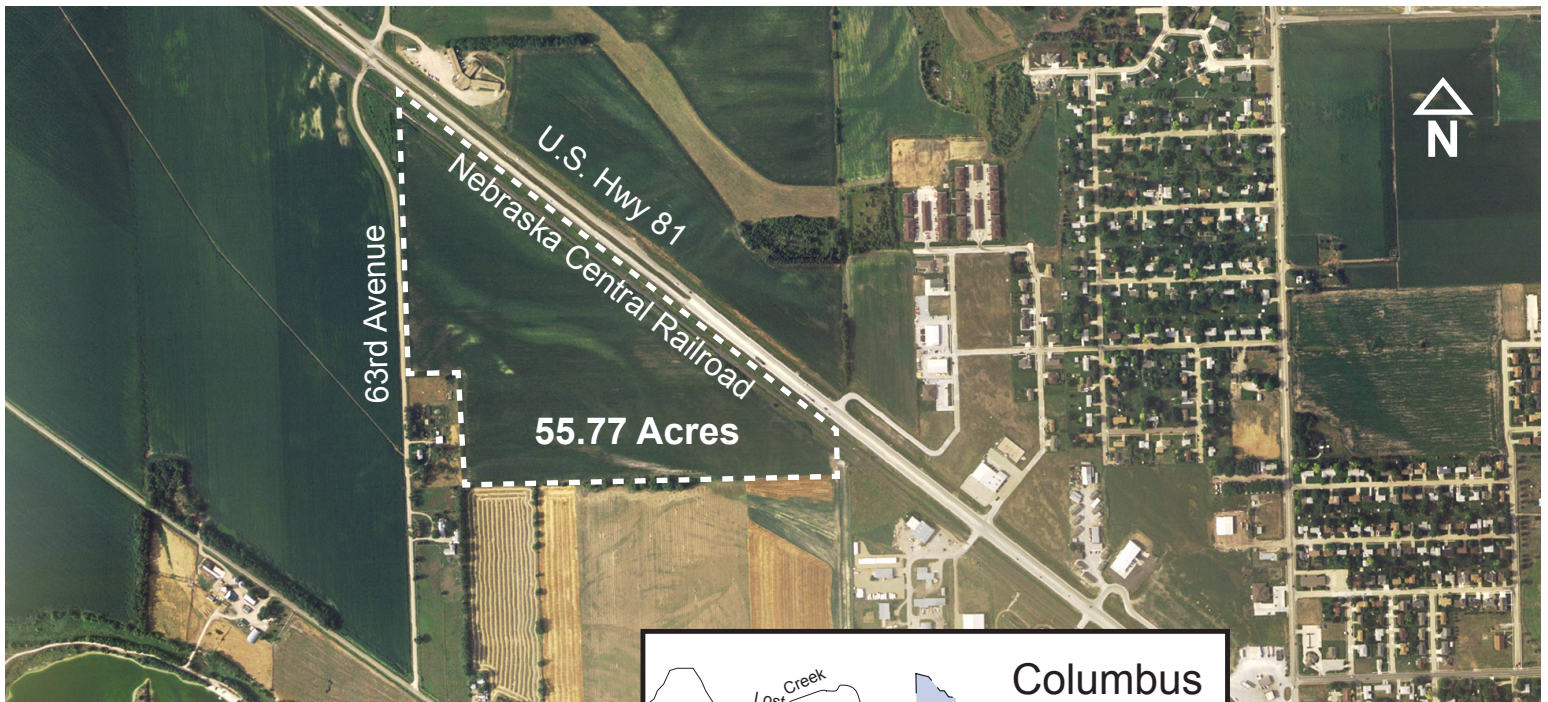
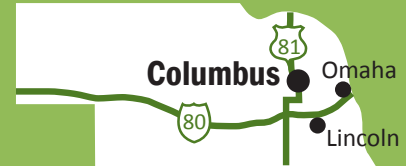
55.77 Acres

Population

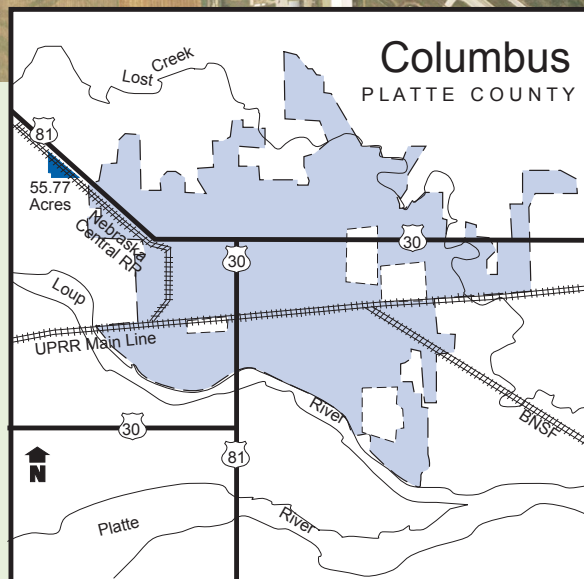
2014
U.S. Census

Columbus	22,630
Platte County	32,666
Labor Market*	114,622

*Platte County and contiguous counties



BOUNDARIES



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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Columbus, Nebraska

Site Description

Location	West of Columbus on U.S. Highway 81 (south side) and 63rd Avenue (east side)
Size.....	55.77 acres
Characteristics	Nearly level, 0–1% slope, Gibbon-Gayville, Lawet, Wann soils
Zoning	M-H, Manufacturing Heavy
Present Use	Agriculture
Protective Services.....	Fire insurance classification is 3/3Y, 5 miles to fire department with 15 full-time and 60 volunteer members; 24-hour patrol by Platte County Sheriff's Department

Utilities

Electricity.....	Loup Power District serves eastern 2/3 of site; Cornhusker Public Power District serves western 1/3 of site; 120/240 volt single phase, 120/208 and 277/480 volt, three phase; 34.5 kV transmission voltage, 7.2/12.5 distribution voltage; dual feed available from one substation (Cornhusker Public Power District)
Natural Gas	Black Hills Energy serves city; nearest gas line is approximately 1/2 mile east
Water	Individual; City of Columbus; 12" main, 18 mgd capacity; 3/4 mile east
Sanitary Sewer.....	Individual; City of Columbus; 3/4 mile east
Telecommunications.....	Frontier Communications; digital central office within 1 mile; DSL, ADSL, and ISDN video conferencing and data are available

Transportation

Highways.....	Site is served by U.S. Highway 81 and is 2 miles to U.S. Highway 30, both highways designated to be four-lane expressways with segments from Columbus east to Schuyler and north to Norfolk completed; Interstate 80 is 54 miles south; Interstate 29 is 85 miles east; bus service is available in city
Railroads.....	Nebraska Central Railroad borders site; city also served by Union Pacific Railroad main line and BNSF Railway Company
Air Service	Columbus Municipal Airport; 6,780' paved and lighted runway
Nearest Commercial.....	Lincoln Airport, 75 miles (75 minutes)
Air Service	Omaha Eppley Airfield, 85 miles (95 minutes)

Other

Owner.....	Budlen, Inc.
Sale Price	\$11,000 per acre if purchasing all 55.77 acres; \$25,000 per acre if sub-divided
2015 Tax Rate	\$1.65448 per \$100 of actual value

Contacts

David Bell, Co-Chair
Columbus Economic Council
Vice President, Development/Marketing
Loup Power District
PO Box 988
Columbus, NE 68602-0988
(402) 564-3171, Ext. 257
Cell: (402) 910-8903
Email: dbell@loup.com
www.loup.com



Nebraska Public Power District
Always there when you need us

Mary M. Plettner, CECD
Economic Development Manager
Nebraska Public Power District
PO Box 499
Columbus, NE 68602-0499
(402) 563-5534
Cell: (402) 750-1907
Email: mmplett@nppd.com
econdev.nppd.com