

# Available Industrial Site

## North Platte, Nebraska

[www.nparea.com](http://www.nparea.com)

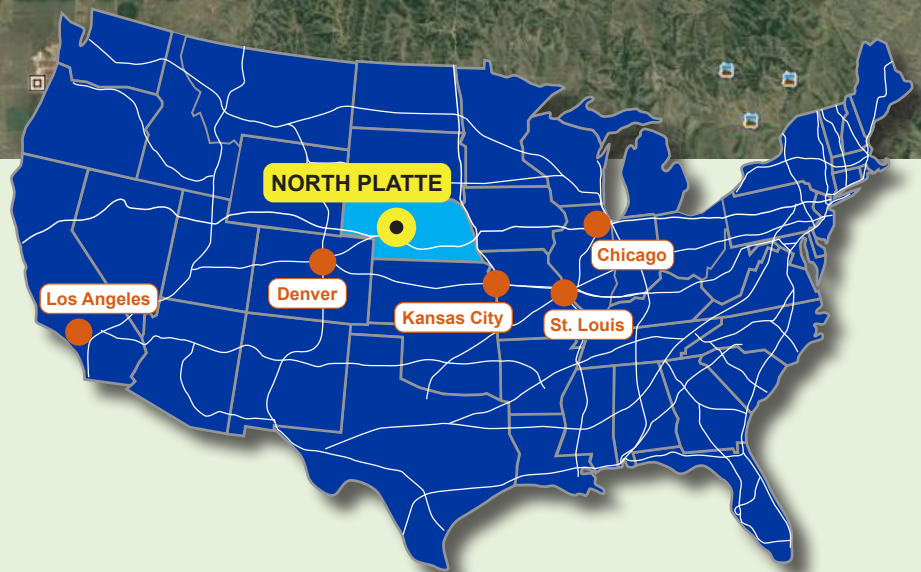
### 640 Acres

#### Population

2015  
U.S. Census

North Platte	24,194
Lincoln County	35,656
Labor Market*	86,163

\*Lincoln County and contiguous counties



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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# North Platte, Nebraska

## Site Description

Location .....2 miles west of U.S. Highway 83 and 14 miles south of Interstate 80  
Size.....640 acres located to adjacent available acres  
Characteristics .....Rolling grassland  
Zoning .....Agriculture  
Present Use .....Agriculture  
Protective Services.....Fire insurance classification is 3(8b); site is 14 miles to a 40-member fire department;  
24-hour sheriff's patrol

## Utilities

Electricity .....Dawson Public Power District; 69,000 kV transmission voltage, 12,500/7,200 kV distribution voltage, loop feed 69,000 system multiple substations, 5 megawatt capacity  
Natural Gas .....4 miles to high pressure pipeline (Trailblazer Pipeline)  
Water.....Industrial well needed  
Sanitary Sewer.....Lagoon system needed  
Telecommunications.....**Allo Communications**; ADSL, DSL, and ISDN available; both digital and analog central office on fiber ring; T-1 and OC-12 transmission capabilities  
**CenturyLink**; ADSL, DSL, and ISDN available; both digital and analog central office on fiber ring; T-1 and OC-12 transmission capabilities

## Transportation

Highways .....U.S. Highway 83 within 2 miles of site; Interstate 80 is 16 miles  
Railroads .....Union Pacific; main line, 14 miles from site  
Commercial Air Service .....North Platte Regional Airport (20 miles)

## Other

Optioned .....North Platte Chamber and Development Corporation  
Sale Price .....640 acres - Market Rate (Incentives available)  
2015 Tax Rate .....\$1.03 per \$100 of actual value; County \$0.277045, School \$0.587369, Other \$0.164145

## Contacts

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