

Available Industrial Site

North Platte, Nebraska

www.nparea.com

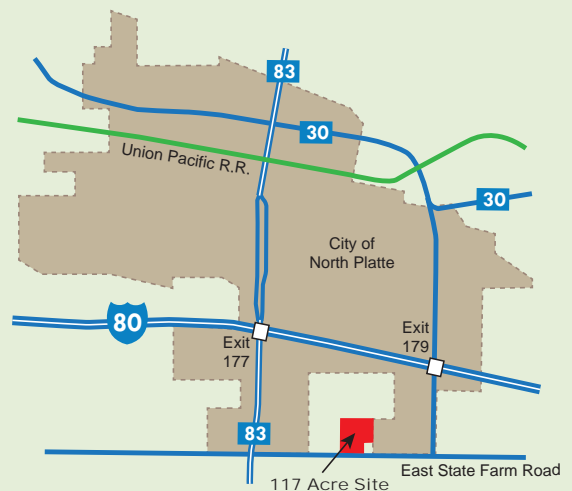
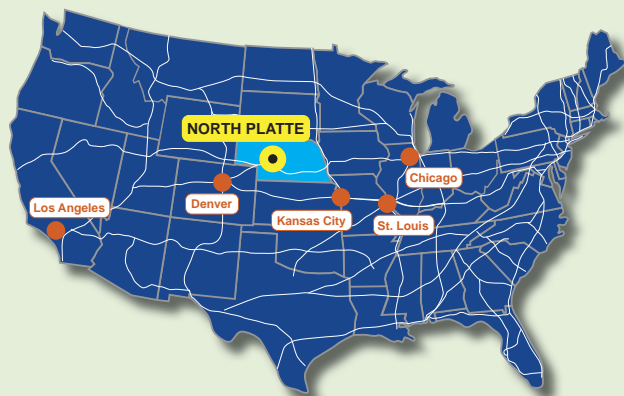
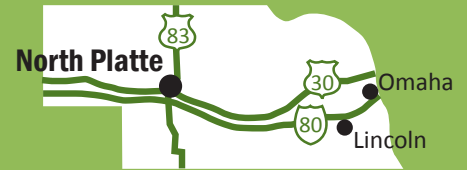
117 Acres

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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Site Description

Location 1/2 mile south of Interstate 80 at Interchange 179
Size..... 117 acres
ZoningLight Industrial
Present UseAgriculture
Protective Services.....Fire insurance classification is 3; 40-member fire department; 24-hour police patrol

Utilities

Electricity.....North Platte Municipal Light and Water; 34.5 kV transmission voltage, 13.8 kV distribution voltage, loop feed system; 3 substations, 2–15 mva and 1–10mva
Natural GasNorthWestern Energy
Water.....North Platte Municipal Light and Water
Sanitary Sewer.....North Platte Municipal Light and Water
Telecommunications.....Century Link, NebraskaLINK on site (POP) Pinpoint Network Solutions 1/2 mile east of site; 160 gigabit redundant

Transportation

HighwaysU.S. Highway 83 within 1 1/2 miles of site; Interstate 80 is 1/2 mile
Commercial Air ServicePenAir, North Platte Regional Airport (3 miles)

Other

OwnerNorth Platte Chamber and Development Corporation
Sale PriceAll incentive based
2016 Tax Rate\$2.108717 per \$100 of actual value

Contacts

Gary Person
President & CEO
North Platte Chamber & Development
Corporation
502 South Dewey Street
North Platte, NE 69101
(308) 532-4966
Email: gary@nparea.com
www.nparea.com

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



Nebraska Public Power District

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