

Available Industrial Site

Tekamah, Nebraska

www.ci.oakland.ne.us

5.03 Acres

Population

2017
U.S. Census

Tekamah	1,723
Burt County	6,535
Labor Market*	73,730

*Burt 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.

©Nebraska Public Power District 8bc06272 A63

Tekamah, Nebraska

Site Description

Location520 Highway 75
Size.....5.03 acres, plus 22 acres west
CharacteristicsGenerally flows to the northeast. the subject property drains to Highway 75 ditches
ZoningIndustrail
Present UseAgriculture
Protective Services.....Fire insurance classification is 6; 0.25 mile to a 40-member volunteer fire department; 24-hour city police patrol provided

Utilities

ElectricityNebraska Public Power District; 3 phase buried along south side of Industrial Drive
Natural GasBlack Hills Energy; 4" main, 90 psi, runs along east side of Highway 75, east of site traveling north and south. Though not immediately available, gas service can readily be extended to reach potential industrail users of this site
Water.....City of Tekamah; 10" main runs within a 10' easement along the west right-of-way line on Highway 76, 1.5 million peak capacity
Sanitary Sewer.....City of Tekamah; 8" gravity sewer main runs along the west side of Highway 75 on the east side of the property, city owned lagoon treats an average daily demand of 300,000 gallons per day and has peak demand of 1.5 million gallons per day. Discharging industrial development may require pre-treating the sewer to remove certain industrial by-products before discharging into city sewer
Telecommunications.....American Broadband

Transportation

Highways.....U.S. Highway 75 (two-lane) serves site; Interstate 29 is 28 miles; 30 miles to bus service
Railroads.....None
AirportTekamah Municipal Airport; 3 miles (27 minutes); 4,000' lighted and hard-surfaced runway
Nearest Commercial.....Sioux Gateway Airport, Sioux City, IA; 50 miles (54 minutes)
 Air Service Eppley Airfield, Omaha, NE; 41 miles (55 minutes)
Barge.....Missouri River; 23 miles (25 minutes)

Other

Owner..... Controlled by Burt County Economic Development Corporation
Sale Price \$1.20 per sq. ft. for highway frontage 1.54 acres; \$0.80 per sq. ft. for remaining 3.5 acres
2018 Tax Rate \$2.649127 per \$100 of actual value; County \$0.260701, School \$0.788426, City \$0.560000, Other \$1.040000
Environmental Assessment Phase I completed in June 2009

Contacts

Patty Plugge
Economic Development Director
Burt County Economic Development Corporation
111 N. 13th, Suite 13
Tekamah, NE 68061
(402) 374-2953
Cell: (402) 533-4921
Email: burtcoedc@abbnebraska.com
www.burtcoedc.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