

Available Industrial Site

Laurel, Nebraska

laurelne.com

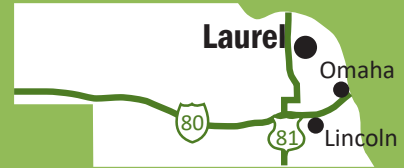
12.47 Acres

Population

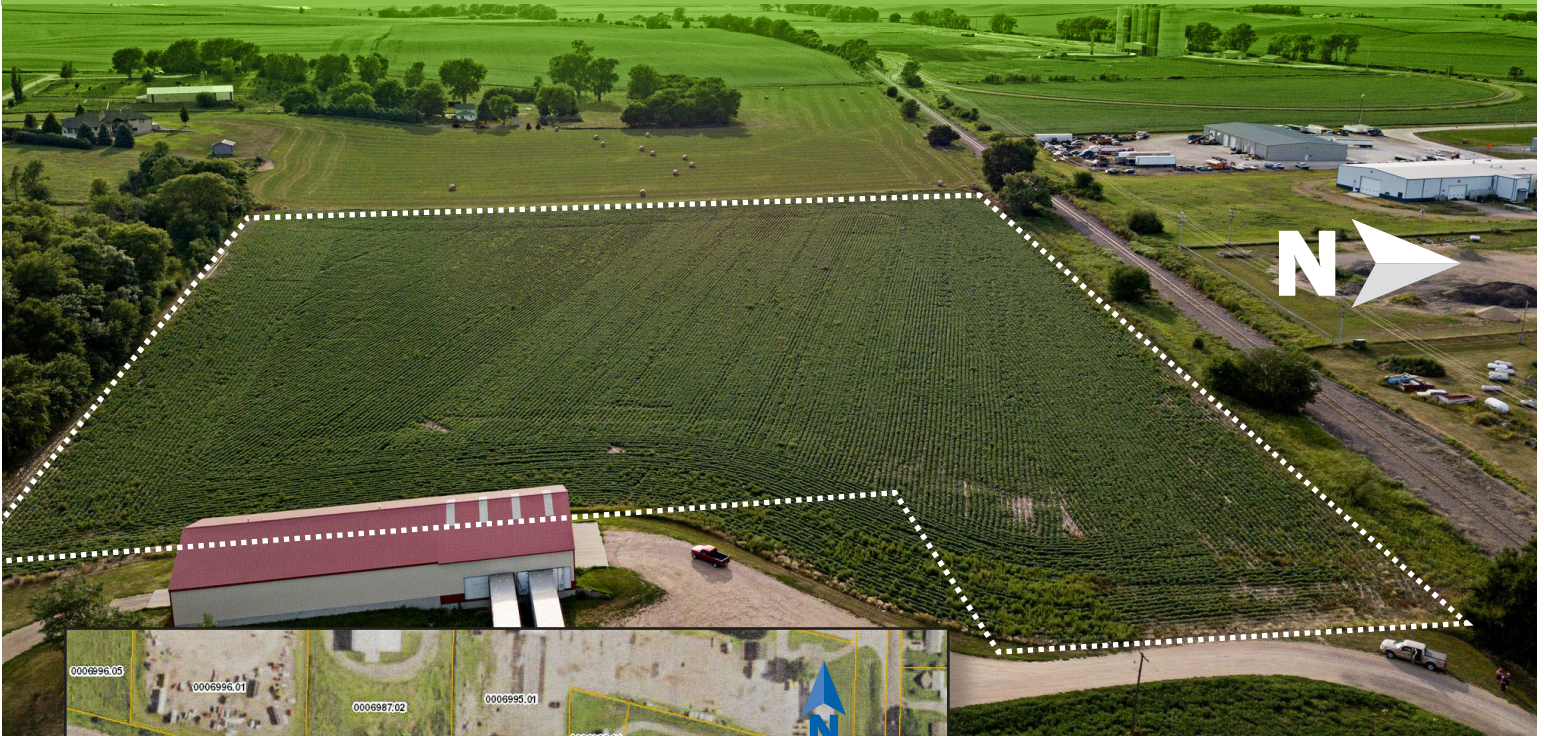
2018 U.S. Census

Laurel	1,047
Cedar County	8,523
Labor Market*	21,473

*Cedar County and contiguous counties



NEBRASKA
ECONOMIC DEVELOPMENT
CERTIFIED COMMUNITY



Boundaries



Laurel, Nebraska

Site Description

Location Lot 10, NW Industrial Addition; replat of NORTHWEST IND-LAUREL 5-28-3E PT E1/2NE

Size..... 12.47 acres

Characteristics Shell Silt Loam (#6385); outside 100-year floodplain

Zoning I-1, Light Industrial and Manufacturing

Present Use Agriculture

Protective Services..... Fire insurance classification is 7, 1 mile to fire department with 0 full-time and 20 volunteer firefighters; 24-hour patrol by Laurel City Police and Cedar County Sheriff

Utilities

Electricity Electricity is provided by the City of Laurel. No existing infrastructure on site; City has advised 12470 primary voltage, 3-phase overhead or underground lines can be extended to lot. Industrial Park north of site received a \$1.9 million electrical infrastructure expansion in 2012.

Natural Gas Black Hills Energy; currently undeveloped; surrounded on three sides by developed industrial use. Capability will be 2" main, 15 psi, 100,000 BTU cu. ft. heat value.

Water City of Laurel; 2"-6" main; 640' to water main; 65 lbs. static pressure, 7 lbs. residual pressure, 200-300 gal. flow per minute

Sanitary Sewer City of Laurel. Approval necessary before sewage release into city sewer mains. Electronic flow meter UV system installed in 2011. A new 3 pump lift station installed in 2019. .3 MGD capacity and 2 lift stations.

Telecommunications..... American Broadband; nearest digital central office served by fiber 17 miles from site; DSL available

Transportation

Highways U.S. Highways 20 and 15 (two-lane); U.S. Highway 81 (two-lane) is 18 miles west; Interstate 29 is 42 miles east; local transit service available in county.

Railroads BNSF Railway Company; branch line

Air Service Wayne Municipal Airport, 17 miles (20 minutes); 3 runways: 4-22: paved, 3,400x60'; 17-35: paved, 4,200x75'; 13-31: grass, 1,674x120'

Nearest Commercial Air Service.... Sioux Gateway Airport, 50 miles (60 minutes)

Other

Owner Community Redevelopment Authority (CRA)

Sale Price \$29,200 per acre

2019 Tax Rate \$1.581276 per \$100 of actual value

Contacts

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CEDAR-KNOX PUBLIC POWER DISTRICT



Nebraska Public Power District
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