

Iron Horse Business & Industry Park

Available Acres: 134

Address:

Hwy 6/34, West of Hwy 183
Holdrege, NE 68949 (Phelps)

Property and Area Description:

Enjoy the transportation advantage! This rail-served business & industry park is located just 2 minutes from the intersection of U.S. Highways 183 and 6 and 20 minutes from I-80 in central Nebraska. The Nebraska, Kansas & Colorado Railway (NKCR), owned and operated by OmniTRAX, is adjacent to the property with a BNSF interchange 1.5 miles away.

The City of Holdrege has pre-engineered the water, sewer, and electricity extensions to the site. An economic development tax has been approved by voters as a commitment for financing utility extensions, workforce development programs, and new business incentives. The tax will provide a regular funding stream through 2032.

Site Details:

Available Acres: 134	Adjacent Avail. Acres: 0
Topography: Gently sloping	Setting: Mixed-Use Business Park
Zoning: Agriculture	Within City Limits: Yes

Transportation:

Nearest Interstate: I-80	Distance (miles): 18
Nearest 4-Lane Highway: U.S. Highway 281 is 54 miles east	Distance (miles): 0
Nearest Commercial Airport: Kearney Regional Airport	Distance (miles): 37
Rail Served: Yes	

Utilities:

Electric Distribution: City of Holdrege
Natural Gas Distribution: Black Hills Energy
Water: City of Holdrege
Sewer: City of Holdrege
Local Telecommunications Service: Glenwood Telecommunications Fiber, CenturyLink, Spectrum Communications



Contact:

Ron Tillery
Phelps County Development Corp.
502 East Ave.
Holdrege, Nebraska 68949
Phone: 308-995-4148
Fax: 308-995-4158
E-Mail: Ron@phelpscountyne.com
Web site: <http://www.phelpscountyne.com>

Mary Plettner
Nebraska Public Power District
PO Box 499
Columbus, Nebraska 68602-0499
Phone: 800-282-6773
Fax: 402-563-5551
E-Mail: mmplett@nppd.com
Web site: <http://sites.nppd.com/>

Owner / Broker

Owner: Phelps County Development Corporation
Ron Tillery, Executive Director
308-995-4148
pcdc@phelpscountyne.com

Offering:

Sale Price: \$35,000 per acre