

## 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:

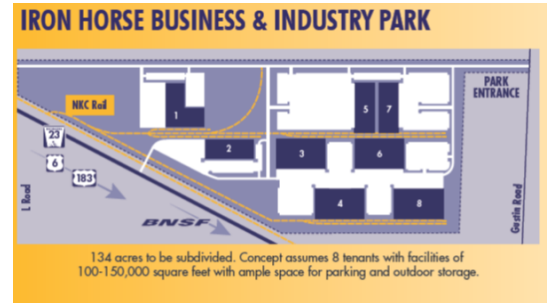
Available Acres: 134	Adjacent Avail. Acres: 0
Topography: Gently sloping	Setting: Mixed-Use Business Park
Zoning: Agriculture	Within City Limits: Yes

### 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:

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Phelps County Development Corp.  
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Holdrege, Nebraska 68949  
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### Owner / Broker

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

### Offering:

Sale Price: \$35,000 per acre