

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.
 502 East Ave.
 Holdrege, Nebraska 68949
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 Web site: <http://www.phelpscountyne.com>

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 Nebraska Public Power District
 PO Box 499
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 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