

Available Industrial Site

Schuyler, Nebraska

Schuyler DEVELOPMENT.net

95.5 Acres

Population

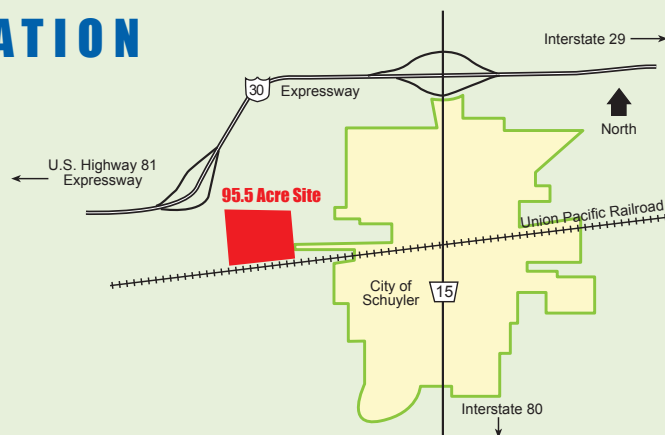
2015
U.S. Census

Schuyler	6,171
Colfax County	10,520
Labor Market*	124,266

*Colfax County and contiguous counties



LOCATION



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 A56E3499 A63

Schuyler, Nebraska

Site Description

Location	981 Road E (900 West 16th)
Size.....	95.5 acres
Characteristics	Flat; river-deposited silt, clay, sand, and gravel soils; outside 500-year flood plain, no wetlands, 1,234' above sea level
Zoning	General Industrial
Present Use	Agriculture
Protective Services.....	Fire insurance classification is 6; 1.5 miles to a 48-member volunteer fire department; 24-hour patrol provided by Police Department, 1.5 miles

Utilities

Electricity	City of Schuyler; 7,500 kW; 40 MVA rated capacity substation
Natural Gas	Black Hills Energy; 2" main, 79 lbs. pressure; 2,000' from site
Water.....	City Schuyler; 14" main, 60 lbs. static pressure, 30–40 lbs. residual pressure; adjacent site
Sanitary Sewer.....	City of Schuyler; 8" main; 0.75 mile from site; lagoon system
Telecommunications.....	Qwest Communications; digital central office; 1.5 miles from site; ISDN and DSL available

Transportation

Highways.....	Site is 0.25 mile from interchange to four-lane U.S. Highway 30 Expressway and 1 mile from Nebraska Highway 15; U.S. Highway 81 Expressway is 16 miles west, Interstate 80 is 50 miles south, and Interstate 29 is 65 miles east
Railroads	Union Pacific main line borders site; potential for rail spur to be constructed into site from existing industrial lead track
Air Service	Columbus Municipal Airport, 15 miles; 6,780' lighted and hard-surfaced runway
Nearest Commercial	Lincoln Airport; 65 miles (70 minutes)
Air Service	Eppley Airfield; Omaha, 76 miles (90 minutes)

Other

Owner	Murray Properties (P.O.C. Brendan Murray); optioned by Schuyler Community Development, Inc.
Incentives	Tax Increment Financing (TIF)
Sale Price	\$20,000 per acre (\$1,910,000) \$25,000 per acre for 20-acre parcel (\$500,000)
2016 Tax Rate	\$1.899768 per \$100 of actual value
Environmental Assessment	Phase 1 and 2 Assessments completed in 2010 and CDBG Environmental Assessments completed in 2012; results available upon request

Contacts

Kem Cavanah
Economic Development Coordinator
Schuyler Community Development, Inc.
1119 B Street
Schuyler, NE 68661
Cell: (402) 615-3179
Email: cavanah.kem@gmail.com
SchuylerDEVELOPMENT.net

David Bell
Vice President, Development/Marketing
Loup Power District
PO Box 988
Columbus, NE 68602-0988
(402) 564-3171, Ext. 257
Cell: (402) 910-8903
Email: dbell@loup.com
www.loup.com

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

