

# Available Industrial Site

## Schuyler, Nebraska

Schuyler [DEVELOPMENT.net](http://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



# 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

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