

30+ Communities that make omaha - greater omaha

# BLAIR SOUTH BUSINESS PARK

Blair, NE

## PROPERTY FEATURES



### ACRES

Section A – 22  
Section B – 20 non rail  
Section C – 182

### OWNERSHIP

Multiple owners;  
Section A – Big Ox Energy  
Section B – City of Blair  
Section C – Arp Farms (under option by Gateway Development)

### PRICE

Section A - \$145,000 per acre  
Section B – \$50,000 per acre  
Section C – \$50,000 per acre\*

### CURRENT/PREVIOUS USE

Agriculture

### TARGET INDUSTRIES

Manufacturing, Warehouse/Distribution,  
Clean Food Processing, Data Center

## PROPERTY BENEFITS

### POWER

Power supplied by Omaha Public Power District with two substations located within 1 mile and 3.9 miles.

### TOPOGRAPHY

Properties A and B are flat and level, Property C is flat with minor grade change.

### WORKFORCE

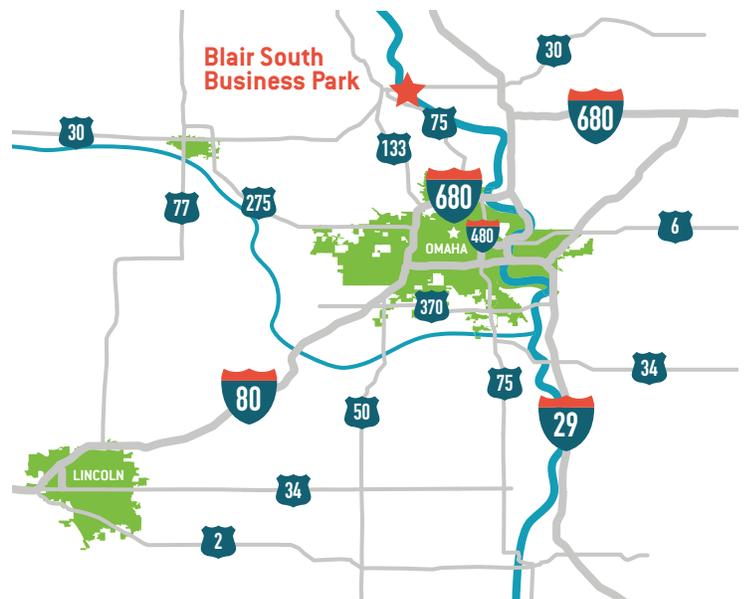
Nearly 1.3 million people within a 60-minute drive;  
Omaha CSA 1,004,771;  
Blair pop: 8,091.

### ACCESS

These sites are located 11 miles west of I-29 and 2 miles from the four-lane expressway of Highway 133. Highway 75 is adjacent to the site.

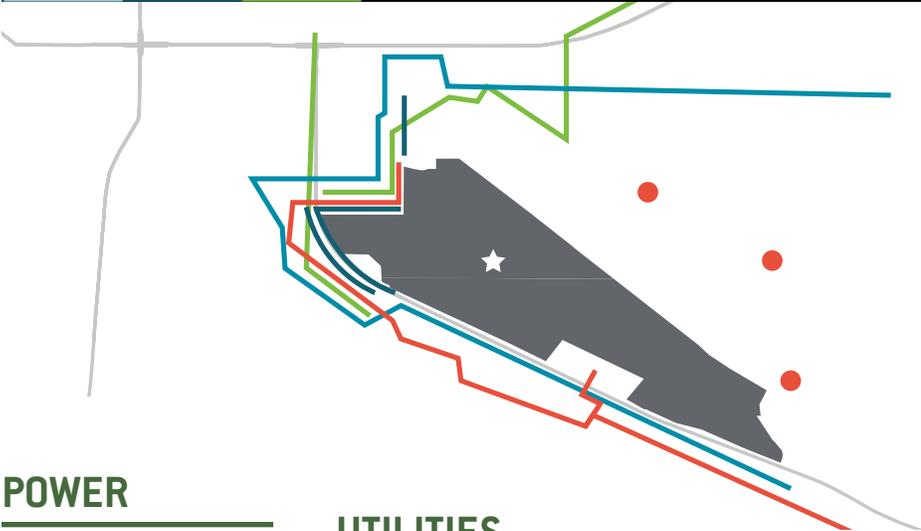
### INCENTIVES

Corporate income tax credits.  
Sales tax credits and refunds.  
Compensation credits and training grants.  
Personal property tax exemptions.  
Low interest or forgivable loans (LB840 Funds).



\* Section C can be subdivided but at a higher price point

# POWER & UTILITIES



★ Blair South Business Park

● Substation

— Gas

— Water

— Sanitary Sewer

— Electrical

## POWER

### POWER COMPANY

Omaha Public Power District.

### RATES

Available per project.

### CAPACITY

Power supplied by OPPD with two substations located within 1 mile and 3.9 miles; Current capacity is 1-2MW, with the potential to expand capacity if needed.

## UTILITIES

### WATER

**Provider:** City of Blair

**Line Size & Location:** 12 inch service line located adjacent to the property.

**System Capacity:** The City of Blair has a water treatment plant with a capacity of 20 MGD. The average daily consumption is 15.5 MGD with an excess capacity of 4.5 MGD. An additional 7 MGD in capacity will be available in 2024.

### SEWER

**Provider:** City of Blair

**Line Size & Location:** 12 inch sewer main located adjacent to the property.

**System Capacity:** The city of Blair has a sewer treatment plant capacity of 2 MGD with a peak consumption of 1.3 MGD and an excess capacity of 0.7 MGD.

### GAS

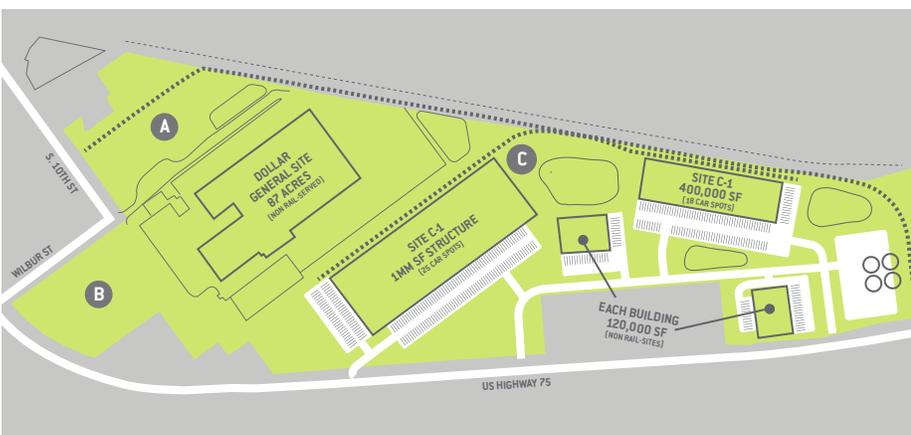
**Provider:** Black Hills Energy

**Line Size & Location:** 4 inch steel main runs along the northwest corner of the site on Wilbur Street from 13th to 10th Street.

### TELECOM

**Carriers:** Multiple providers; fiber located adjacent to the property.

# POTENTIAL SITE PLAN



## MARK NORMAN

VICE PRESIDENT OF ECONOMIC DEVELOPMENT

**402.233.7143**

[mnorman@selectgreateromaha.com](mailto:mnorman@selectgreateromaha.com)

## MIKE ROOKS

EXECUTIVE DIRECTOR – GATEWAY DEVELOPMENT CORPORATION

**402.233.7140**

[mrooks@omahachamber.org](mailto:mrooks@omahachamber.org)