

# Available Industrial Site

## Ogallala, Nebraska

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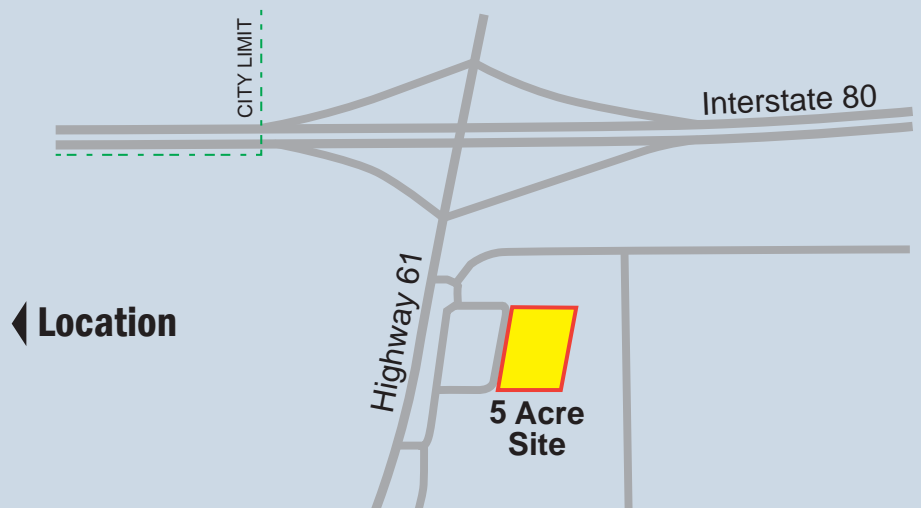
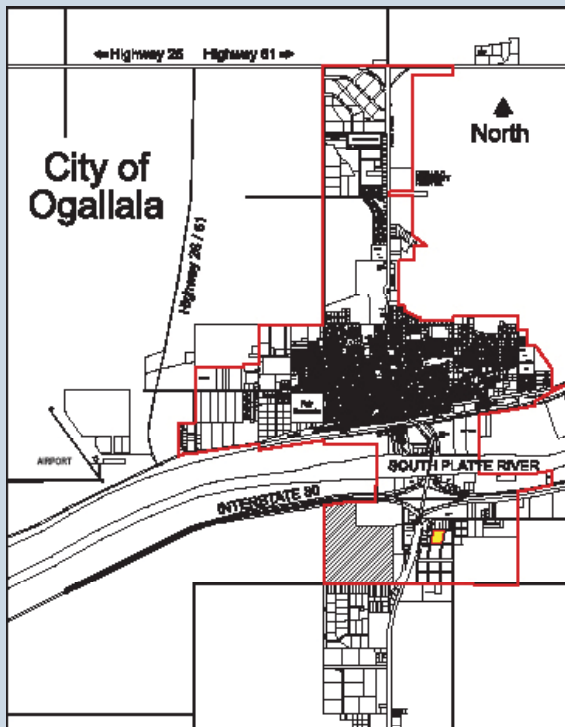
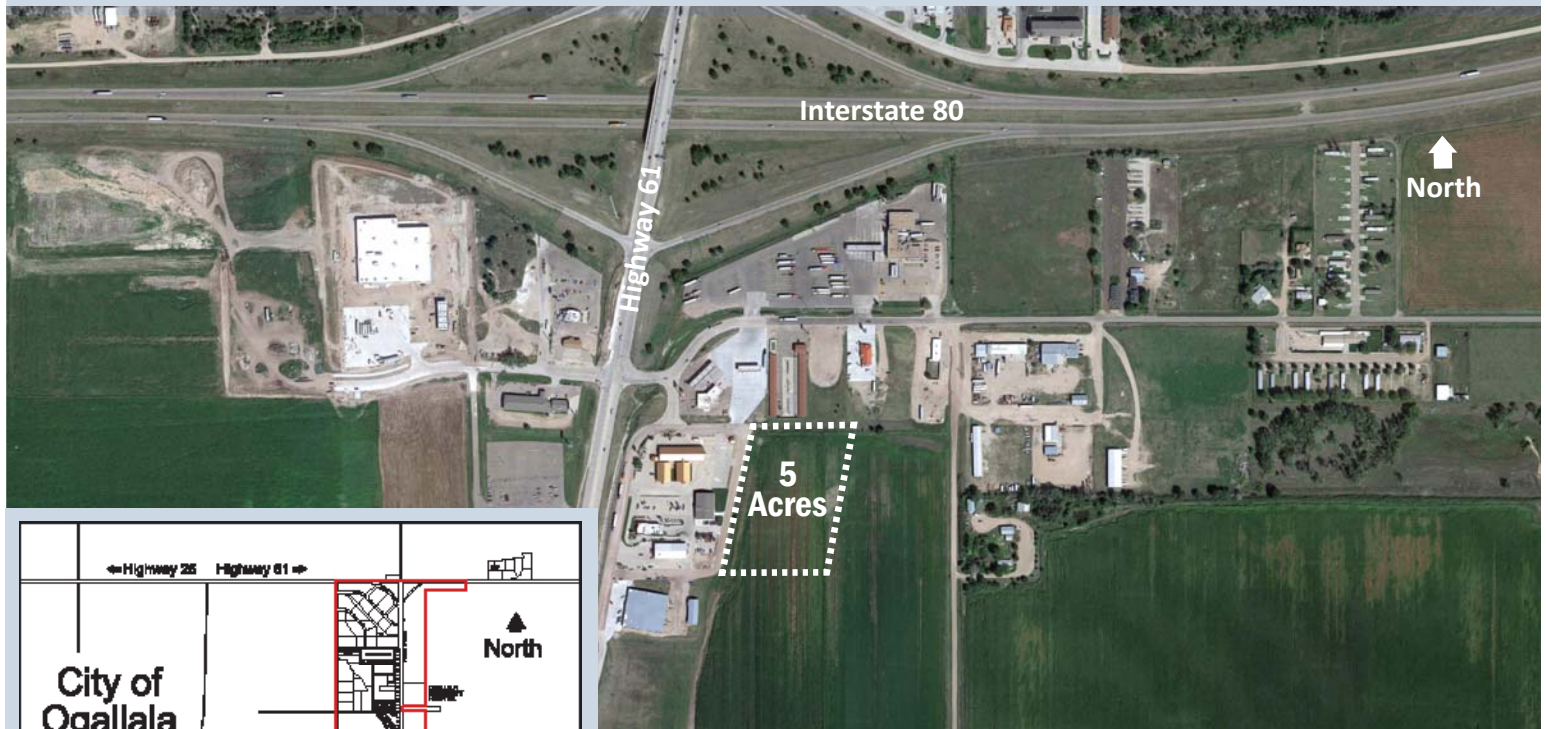
### 5 Acres

#### Population

2016  
U.S. Census

Ogallala	4,543
Keith County	8,018
Labor Market*	51,231

\*Keith County and contiguous counties



This information was received from sources whom we deem reliable; however, we do not guarantee accuracy. Prospective buyers should carefully verify all information.

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# Ogallala, Nebraska

## Site Description

Location .....	East B Street South
Size.....	5 acres
Characteristics .....	Duroc Loam and Lex Loam soil types, topography is flat; 3,212 ft. above sea level; inside 100-year floodplain
Zoning .....	I-1, Industrial District
Present Use .....	Agriculture
Protective Services.....	Fire insurance classification is 6; 1.5 miles to a 36-member volunteer fire department; 24-hour police patrol provided, 1.5 miles to police station

## Utilities

Electricity .....	Nebraska Public Power District; 34.5 kV subtransmission voltage, 12.5 kV distribution voltage, 120/240, 120/208, 277/480 secondary voltages, dual feed from two substations; service voltage and transformation will be provided based on customer needs
Natural Gas .....	Black Hills Energy; 2" main, 55 lbs. pressure
Water.....	City of Ogallala; 10" main, 150' from north edge and east of property; 55 psi static pressure, 49 psi residual pressure; 2,130 gal. flow per minute
Sanitary Sewer.....	City of Ogallala; 8" main, 150' east of site; activated sludge trickling filter treatment plant with rated capacity of 1.2 mgd, peak demand of 2.5 mgd
Telecommunications.....	Allo Communications; digital central office on SONET fiber ring in Ogallala, 1.5 miles from site; DSL available; dual service from two COs can be constructed; broadband Internet access provided by two carriers

## Transportation

Highways.....	U.S. Highway 61 (two-lane) serves site; Interstate 80 is 0.5 miles from site, U.S. Highway 30 (two-lane) 2 miles from site; bus service available in Ogallala
Railroads .....	Union Pacific Railroad; main line serves Ogallala
Air Service .....	Searle Field in Ogallala; two hard-surfaced and lighted runways (5,100' & 3,700')
Nearest Commercial .....	North Platte Regional Airport; 51 miles (45 minutes)
Air Service	Denver International Airport; 210 miles (3 hours)

## Other

Owner .....	Ogallala Community Redevelopment Authority / City of Ogallala
Sale Price .....	\$12,000 per acre with Redevelopment Agreement
2017 Tax Rate .....	\$1.858294 per \$100 of actual value; County \$0.244483, City \$0.392324, School \$1.164967, Other \$0.056520

## Contacts

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Nebraska Public Power District  
*Always there when you need us*

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