

CAIRO BUSINESS PARK

VILLAGE OF CAIRO, NEBRASKA

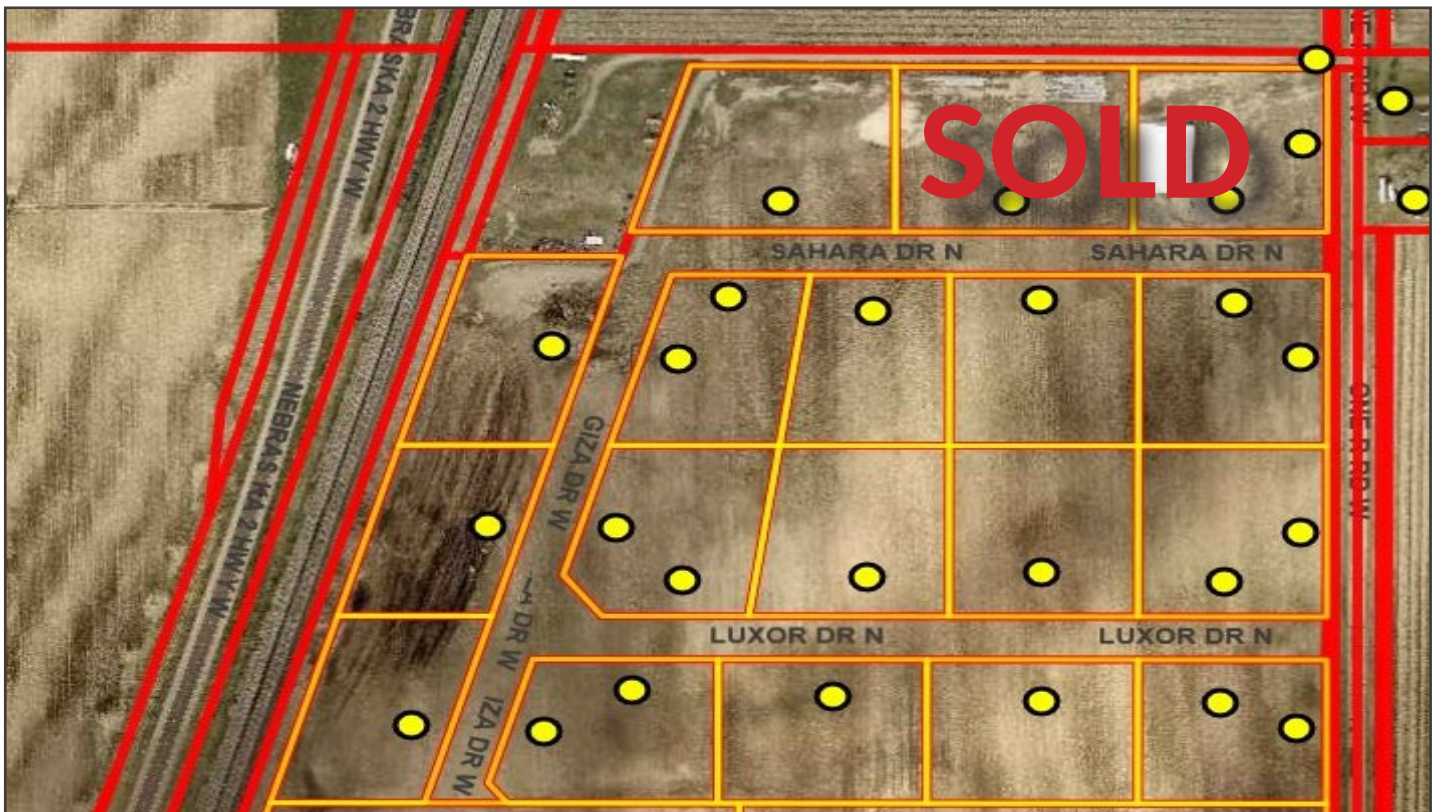
SITE

Use: Mixed-Use Business Park
Location: 1 mile North and 1 mile East of the junction NE Highway 11 and 2
Lots: 18 Lots on 35 acres
Lot sizes: 1.25 to 2.25 acres
Geographic features: flat, cleared, no wetlands.
Taxing authorities: State of Nebraska, Hall County, and Village of Cairo
Zoning: Heavy Industrial
Surrounding land uses: agricultural
Present land use: Agricultural (row crops)

NOTABLE FEATURES

This site is located just 20 minutes from Grand Island, Nebraska and corporations including Case New Holland, Hornady Manufacturing, Global Industries and Chief.

The Village of Cairo is prepared to offer tax increment financing for business development in this area.



CONTACT US



Gordon Sorensen
Chairman of the Board
Village of Cairo
308-390-1997
gsorensen@robertspump.net

Charity Adams
Community Development Director
Village of Cairo
308-379-9119
charity@cairocommunity.com

www.CairoCommunity.com

UTILITIES

Electric

Provider: Southern Public Power
Electric infrastructure extended to site: Yes
Distance to nearest substation: 3 miles
Serviced by kV Line: Yes

Natural Gas

Provider: Black Hills Energy

Water

Provider: Village of Cairo
Capability: Cairo Business Park provides water pressure to accommodate fire protection and 4 fire hydrants
Peak Capacity: 300 gallons
Pressure: 55 psi

Wastewater

Provider: Village of Cairo
Capability: The Village of Cairo is adding 25 acres of additional sewer lagoon space.
Size of line: 4 inches
Size of main: 8 inches
Septic: No

Telecommunications

Providers: Verizon, CenturyLink, Prairie Wireless, Spectrum, US Cellular

TRANSPORTATION

Highways

Nearest interstate: 18 miles to Interstate 80
Nearest highways: 1 mile to Nebraska Highway 11 and 2, 16 miles to U.S. Highway 281

Airport

Central Nebraska Regional Airport - 17 miles - commercial and general aviation
Kearney Regional Airport - 37 miles
Lincoln Airport - 115 miles
Eppley Airport - 174 miles

Rail

Property bordered by BNSF

Points of Interest

Omaha, Nebraska - 174 miles
Lincoln, Nebraska - 100 miles
Kansas City, Missouri - 309 miles
Denver, Colorado - 403 miles
Des Moines, Iowa - 302 miles

CAIRO BUSINESS PARK SECOND SUBDIVISION
HALL COUNTY, NEBRASKA
FINAL PLAT

