



# Cairo Business Park

5962 Sahara Dr.  
Cairo, NE 68824

## Property and Area Description

Owned by the Village of Cairo. This business park has city infrastructure such as water, sewer, and electricity onsite. Natural gas is also available. Direct access to Nebraska Highways 2 & 11 makes it an ideal location for any business.

Lot 6: 1.65 acres	Lot 13: 1.90 acres
Lot 7: 1.65 acres	Lot 14: 1.88 acres
Lot 8: 2.02 acres	Lot 15: 1.88 acres
Lot 9: 2.02 acres	Lot 16: 1.83 acres
Lot 19: 1.98 acres	Lot 17: 1.65 acres
Lot 11: 1.91 acres	Lot 18: 1.81 acres
Lot 12: 1.70 acres	

## Utilities

Electric Distribution: Southern Public Power District  
Natural Gas Distribution: Black Hills Energy  
Water: Village of Cairo  
Sewer: Village of Cairo  
Local Telecommunications Services: CenturyLink,  
Prairie Hills Wireless, Verizon, Rise Broadband,  
Spectrum, US Cellular

## Transportation

### ***Nearest Interstate:***

Interstate 80

Distance (miles): 18

### ***Nearest 4-Lane Highway:***

US Highway 281

Distance (miles): 16

### ***Nearest Commercial Airport:***

Central Nebraska Regional Airport

Distance (miles): 17

## Offering

Sale Price: \$35,000 per lot

## Zoned

I-2 Heavy Industrial

## Incentive Programs

0% Lot Financing for 10 years

Payment abatement plans for lot improvements over \$3500 in annual taxable value

Sales Tax Grants after 1st year of operation



**15** MINUTES  
FROM  
GRAND ISLAND, NE

DIRECT ACCESS:



## Contact

Village of Cairo  
402 S. High Street  
Cairo, NE 68824  
308-485-4400

clerkofcairo@gmail.com

Web site: [www.CairoCommunity.com](http://www.CairoCommunity.com)



