

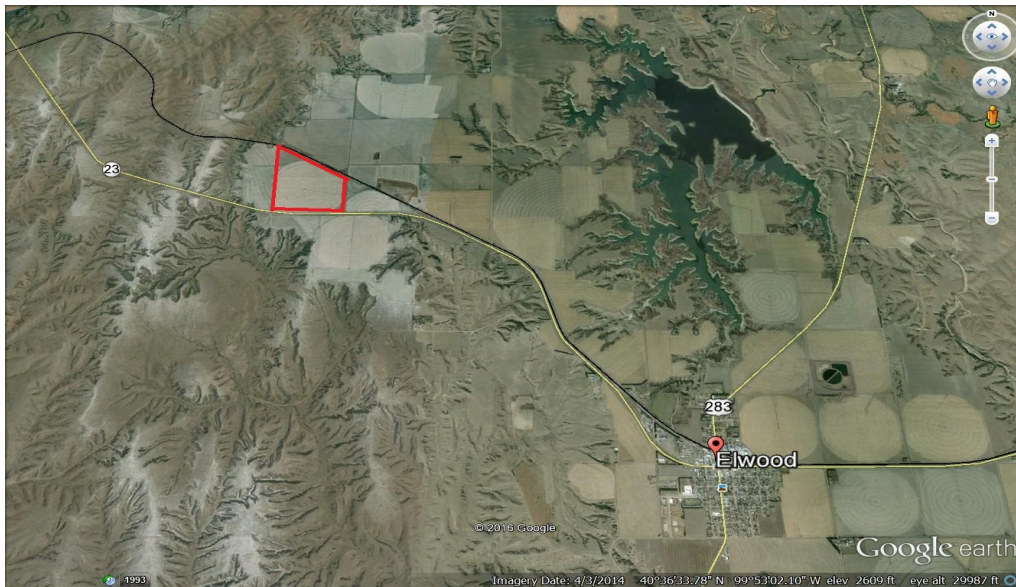
Elwood, Nebraska

149-Acre Industrial Site



This prime development land in an agriculture and livestock friendly county is not affected by flood plain, creeks, wetlands or flight paths. Four parcels of land, currently zoned agriculture, are optioned by The Elwood Redevelopment Authority and available for development. Access to an aggressive short line rail carrier is available. A Phase I Environmental Assessment has been completed and no environmental impacts are anticipated.

As an incentive to finance infrastructure improvement to serve the facility, the Village of Elwood will pursue tax increment financing (TIF) for the proposed site. This will help lock in the taxes at a much lower assessed value, saving the investor significant tax dollars for ten years. In addition, incentives are available through the Nebraska Department of Economic Development Nebraska Advantage Program.



Jen McKeone, Dawson Area Development

Email: jen@dawsonaredevelopment.com

Cell: 308-529-0810 Office: 308-217-0004

Address: 1501 Plum Creek Parkway #2B

Lexington, NE 68850



www.dawsonaredevelopment.com