

SITE INFORMATION

The Albion Industrial site consists of two properties that can be purchased individually, as a whole, or subdivided into a smaller tract of land. The site is divided by a short line railroad that is owned by Union Pacific Railroad and operated as a short line by Nebraska Central Railroad. The site is currently served by train three days per week, but that can be adjusted based on need. The property allows room for a rail spur and additional rail expansion as needed. Nebraska Central Railroad connects both to Union Pacific Railroad and BNSF Railway Company.

Boone County, Nebraska



SITE INFORMATION

1. **SITE NAME:** Albion Industrial Site-172 acre site
2. **ADDRESS:** South Highway 39, Albion, Boone County, Nebraska
3. **OWNERSHIP:** The property is optioned by Boone County Development Agency.

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4. PRICE: The available property is optioned at \$18,000/acre for 20+ acres. Prospects can purchase only the amount of acres necessary for project. A prospect is able to purchase less than 20 acres but must negotiate price at that time.

5. SOIL TYPE: The site consists of hobbs silt loam soil.

6. TOPOGRAPHY: The site is relatively flat.

7. ELEVATION: The site is 1,740' above sea level.

8. WATER TABLE: The water table is 8' to 10'. The site is located outside the 100-year floodplain.

9. ZONING: The site is currently zoned Agricultural, but could be rezoned to Heavy Industrial or otherwise within 90 days.

10. PERMITTING: This site is currently zoned agricultural. Necessary steps for permitting include: Rezoning, Conditional Use Permit, and a Zoning Permit.

10. PREVIOUS USE: Previous and present use is crop land. Phase 1 Environmental study was completed on the property in 2004, with no finding of contamination or environmental misuse.

LOCAL INCENTIVES

Economic Development Assistance

Two development organizations serve the City of Albion: Albion Economic Development Corporation and Boone County Development Agency. The collaboration of these two organizations makes Albion a very progressive community and the hub of Boone County. Both development groups will assist in bringing your project to realization in the community through support and planning.

Boone County Development Agency will work closely with the prospect and Nebraska Department of Economic Development to assist with applications for Community Development Block Grant and Nebraska Advantage programs.

UTILITIES

NATURAL GAS:

Gas Provider: SourceGas

Main Size: 3 inch

Gas Pressure-psi: 60 lbs.

Gas Comments: Gas main line is located within 1/2 mile of the site. The cost to the client for developing infrastructure is dependent on load demand as incentives may be available. This will be determined based on more information needed.

ELECTRIC:

Electric Provider: Cornhusker Public Power

Service Voltage: The property is served by a 12.5 kw line. Service voltage and transformation will be provided based on customer needs.

Transmission Voltage: Both 34,500 and 7200 distribution lines serve the site.

Electric Comments: There are three substations located within 5 miles of the site and three distribution lines to provide power to the project.

WATER

Water Comments: The site is currently served by two irrigation wells with average pumping capacity of 1,000 gpm. There is potential to bring city water to the location or install a new well for the prospects use based on the NRD's recommendations and allowances.

SEWER

Sewer Comments: Currently, the site has no sewer system, a private system would be required.

COMMUNICATIONS

Local Carrier(s): Frontier Communications

DSL: Yes

COFiber: No

Dual Service: Off-premise extension is available for an additional cost based on mileage.

Other: T1 lines are available at the site. Ethernet is available in 5 meg increments. Wi-fi is available on site as well.

WORKFORCE

- According to the US Bureau of Labor Statistics, average annual pay in manufacturing in Boone County is \$44,279.
- Statistics show that 52% of the Boone County Labor Force is commuting outside of the county for work. Approximately 13% of these workers are commuting to neighboring Platte County, which is primarily for manufacturing positions. More information can be found in the [Boone County Labor Study](#).
- Overall, Boone County shows a low unemployment rate, but with the right pay scale there is opportunity for more than enough skilled workers to meet the needs of the prospect.

Community Colleges

- Boone County is served by both [Central Community College](#) and [Northeast Community College](#). Both offer certificates, diplomas, and degrees helping to provide the area with a skilled workforce.
- Central Community College in Columbus, located 43 miles from Albion, had 69 students earn a welding certificate in 2013.
- As available in annual reports, both colleges have a great success rate with placing program graduates back in the Northeast Nebraska area.

Local Workforce Efforts

- Boone County Development Agency assists area employers with workforce needs in a variety of ways. The BCDA website has a page for job postings, a Facebook page for job postings, a weekly e-mail to a distribution list containing employee seekers from area job seekers as well as candidates from a number of other states, and quarterly postcards are sent to all Boone County alumni to promote career opportunities and benefits of small town living.
- BCDA will assist with employment needs through the start-up process by being a site to offer information locally, provide space for meetings and interviews, and other activities as requested.
- BCDA partners with Boone Central to offer students a Business and Industry day for career exploration and Career Academies, which offers students first hand working experience with employers of their choosing.