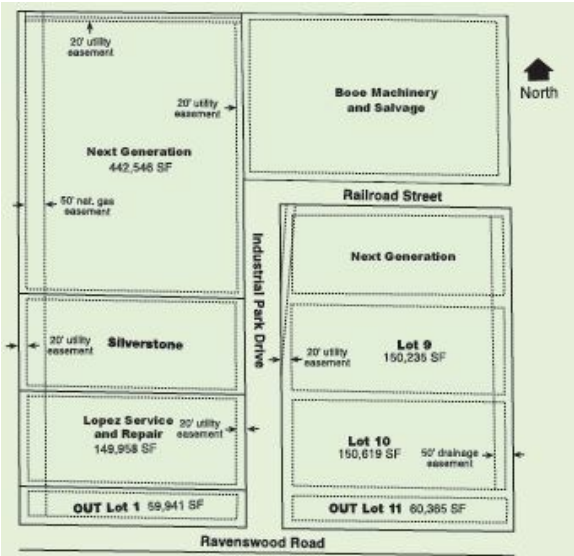


## McCook, Nebraska: 6.91 Acres Lot 10

10th street and Ravenswood Road | McCook, NE | US | Red Willow County  
Available Acres: 3.43 | Lease Terms: None | Sale Price: \$20,500



Zoning:	Industrial-Heavy
Topography:	Level
Adjacent Available Acres:	41.86
Setting:	Mixed-Use Business Park
Within City Limits:	Yes
Site Dimensions:	300,854 sq. ft.
Specialty Features:	TIF District
Sale Price:	\$20,500
Sale Price Note:	\$20,500.00 per acre
Lease Terms:	None
Lease Rate Note:	n/a
Last Updated:	Mar 22, 2023

### Economic Development Contact

Charlie McPherson  
McCook Economic Development Corporation  
402 Norris Avenue, Suite 301  
Mc Cook, NE 69001  
(308) 345-1200 | charlie@mccookne.org

### Realtor/Owner Contact

Charlie McPherson  
308-345-1200 | charlie@mccookne.org

### Property and Area Description

McCook Economic Development Corporation's Business Park is currently home to Valmont Industry's premier center pivot manufacturing and distribution facility. The Industrial Park offers an excellent infrastructure of vehicular and rail access & is directly connected to the BNSF rail line. All utilities are in place and available to Lots 9 and 10. Approximately 6.91 acres are available for sale or lease in two 3.45 acre lots. These are shovel ready sites for light or heavy industry or warehousing and distribution. MEDC is always willing to develop and build to meet your needs. Phase I Environmental Site Assessment is available upon request.

### Population

	<b>9,129</b> 10 Mile Radius	<b>11,749</b> 20 Mile Radius	<b>17,146</b> 30 Mile Radius
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Source: ESRI®, 2024

### Households

	<b>3,851</b> 10 Mile Radius	<b>4,984</b> 20 Mile Radius	<b>7,400</b> 30 Mile Radius
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Source: ESRI®, 2024

### Transportation

**Nearest Highway:** US-83 (0.5 mi.)  
**Nearest Interstate:** I-80 (67.00 mi.)  
**Ingress/Egress Notes:** U.S. Highway 83 adjacent to site; city also served by U.S. Highway 6 and 34; Interstate 80 is 67 miles north and Interstate 70 is 90 miles south; bus service available in McCook  
**Nearest Airport:** McCook Ben Nelson Regional Airport (2.20 mi.)  
**Nearest Commercial Airport:** McCook Ben Nelson Regional Airport (2.20 mi.)  
**Rail Served:** Yes  
**Rail Served By:** BNSF Railway  
**Rail Type:** Greenfield  
**Rail Accessible:** Yes  
**Rail Infrastructure in Place:** No

### Utilities

**Electric:** Nebraska Public Power District  
**Natural Gas:** Black Hills Energy  
**Water:** City of McCook  
**Sewer:** City of McCook  
**Telecommunications:** CenturyLink, Great Plains & Pinpoint

Charlie McPherson | Executive Director | McCook Economic Development Corporation  
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