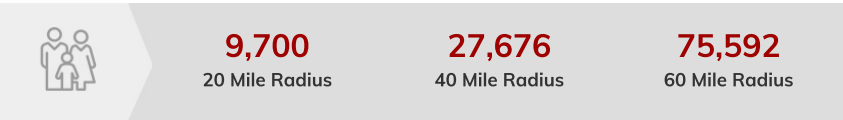


Property and Area Description

This 68 acre parcel on the east edge of Sidney has utilities on site and is ready for development. Tax increment financing eligible and additional incentives available for land grant and utilities. Price negotiable depending on the scope of the project and job creation.

Population



Source: ESRI®, 2024

Households



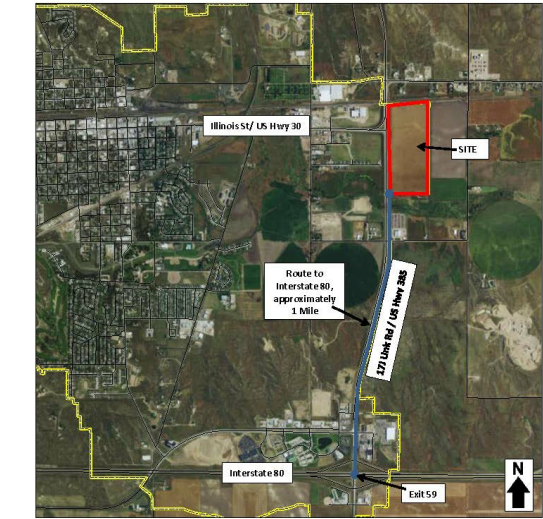
Source: ESRI®, 2024

Transportation

Nearest Highway: Link Road 17-J/US Hwy 385 (0.10 mi.)
Nearest Interstate: Interstate-80 (1.00 mi.)
Ingress/Egress Notes: Ingress
Nearest Airport: Sidney Municipal Airport (2.00 mi.)
Nearest Commercial Airport: Denver International Airport (165.00 mi.)
Rail Served: Possible
Rail Served By: Union Pacific Railroad
Rail Type: Inactive
Rail Accessible: Yes
Rail Infrastructure in Place: Unknown
Rail Contact: Darren Wisniski
Rail Contact Phone: 402-672-1983
Rail Contact Email: djwisnis@up.com

Utilities

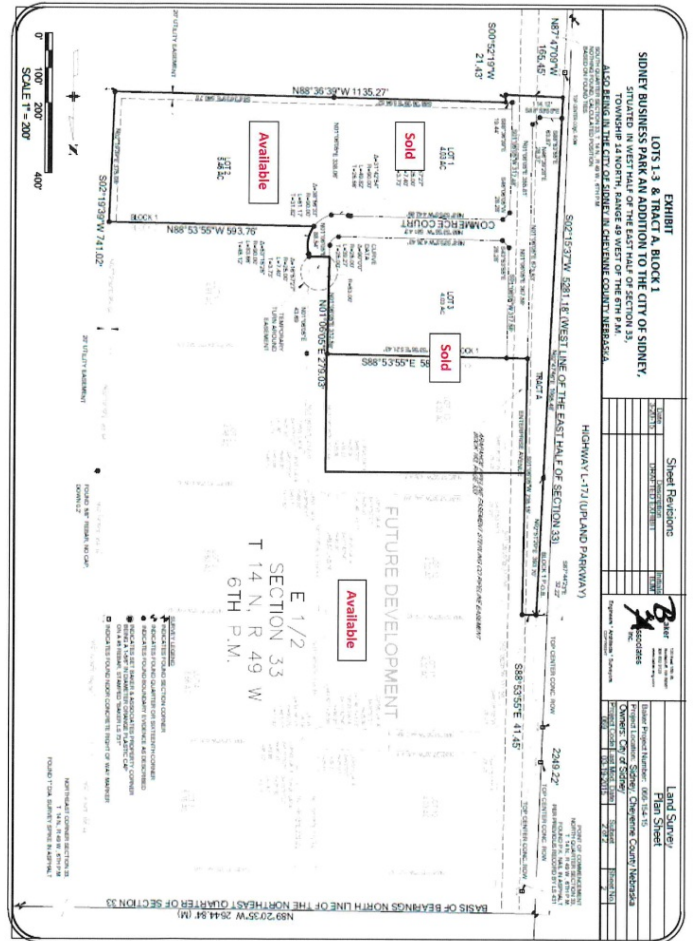
Electric: City of Sidney
Natural Gas: Black Hills Energy
Water: City of Sidney
Sewer: City of Sidney
Telecommunications: Great Plains Communications



Zoning:	Commercial, Industrial
Topography:	Flat
Setting:	Industrial Park
Within City Limits:	Yes
Specialty Features:	TIF District
Sale Price:	\$20,000
Sale Price Note:	\$20,000 - \$25,000/acre based on job creation
Lease Terms:	None
Last Updated:	Jan 3, 2025

Economic Development Contact

David Scott
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