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| Zoning: | Industrial-Light, Planned Business Park, Industrial, Manufacturing |
| Topography: | flat |
| Adjacent Available Acres: | 455 |
| Setting: | Mixed-Use Business Park |
| Within City Limits: | No |
| Site Dimensions: | 1 mile wide x 1 mile long with a few parcels off of the north west corner(call for specifics) |
| Specialty Features: | Logistics Park,TIF District |
| Sale Price Note: | Negotiable |
| Lease Terms: | Negotiable |
| Lease Rate Note: | Negotiable |
| Last Updated: | Jul 1, 2022 |

Economic Development Contact

Marco Floreani
Mills County Economic Development Foundation
403 Railroad Avenue
Glenwood, IA 51534
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Property and Area Description

The Eagle Crossing Business Park is part of a 5,600 acre master planned logistics and advanced manufacturing area served by two Interstate 29 interchanges and fourlane US Highway 34. Just 10 minutes from the intersection of I-29 and I-80 within the Omaha metropolitan region, this business park is strategic for for large logistics operations and advanced manufacturing facilities. The Park has sites that can house facilities ranging in size from 10 to several hundred acres. Glenwood Municipal Utilities provides sanitary sewer and water services while MidAmerican Energy provides electric services. Both MidAmerican Energy and Black Hills Energy provide natural gas services. Western Iowa Networks provides high end fiber. The Eagle Crossing Business Park sets within a Tax Increment Financing District with Mills County ready to work with you to put together a win-win deal where the County and the end user both see positive returns on their investments. We believe in speed to deal; thus our shovel ready sites facilitate a quick time frame. The sites have a number of federal, state, and local business assistance programs available to qualifying companies. For additional information, please contact Rick L. Allely, CEcD MCRP at 712-527-8114 or www.millscountyiowa.com

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Nearest Highway: US 34 (border the industrial park mi.)
Nearest Interstate: I-29 (1/8 mile mi.)
Ingress/Egress Notes: Property has great access to Interstate 29 interchanges via 190th Street and US 34. Eagle Crossing Business Park is within a master planned area with dedicated logistics and advanced manufacturing sites served by new roads designed and constructed to meet the needs of heavy truck and passenger vehicle traffic. Note that part of the master planned area includes rail served sites and the development of transload operations which provide an off site rail option for companies needing rail in close proximity and/or on site. For additional information contact Rick L. Allely, MCRP CEcD at 712-527-8114
Nearest Airport: Omaha Eppley Airfield (16.00 mi.)
Nearest Commercial Airport: Omaha Eppley Airfield (16.00 mi.)
Distance to Mass Transit: On Site as Needed
Rail Served: Possible
Rail Served By: BNSF Railway
Rail Type: Greenfield
Rail Accessible: Yes

Property Images

Rail Infrastructure in Place: Yes
Rail Contact: John Rider
Rail Contact Phone: 9135514148
Rail Contact Email: john.rider@bnsf.com

Utilities

Electric: MidAmerican Energy Company
Natural Gas: Mid American Energy Company or Black Hills Energy
Water: Glenwood Municipal Utilities
Sewer: Glenwood Municipal Utilities
Telecommunications: Western Iowa Networks



Angie Baber | Director, Economic Development | Greater Omaha Economic Development Partnership
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