



Zoning:	Industrial-Heavy
Adjacent Available Acres:	14
Setting:	Mixed-Use Business Park
Within City Limits:	Yes
Site Dimensions:	317.55 x 277.50
Specialty Features:	TIF District
Sale Price:	\$35,000
Sale Price Note:	Contact the Village of Cairo for Incentives for purchase
Lease Rate Note:	negotiable
Last Updated:	Jun 7, 2023

Economic Development Contact

Ashley Schultz
Village of Cairo
402 S. HIGH STREET
Cairo, Nebraska 68824
(402) 984-0509 |
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Realtor/Owner Contact

Village Of Cairo
3084854400 | clerkofcairo@gmail.com

Property and Area Description

Lot 4 has direct access to One-R Road. The lot is 2.02 acres. Road frontage on 2 sides Lots will have access to city water, sewer, and natural gas. This site is located 20 minutes from Central Nebraska Regional Airport. 20 minutes West of Grand Island, Nebraska. 30 minutes north of Interstate 80. The site is near the junction of Nebraska Highway 11 and 2. It is bordered by Burlington Northern Railroad. Tax Increment Financing is available for lot purchase. The Village of Cairo, population 800 people. The community is served by Centura Public Schools and New Hope Christian Schools, The community offers a premier 18 hole golf course, bowling alley, community center, fitness center and swimming pool. The community is focused on building amenities for current and future residents. The community has an active community and economic development program focused on developing additional housing and fostering a excellent business climate. Cairo is within 15 minutes of multiple medical facilities, retail shopping and large scale entertainment. Cairo is in the center of Nebraska 2 hours west of Lincoln, Nebraska.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Nearest Highway: NE Hwy 11, 58, 2; US HWY 281
Nearest Interstate: Interstate 80 (18 mi.)
Nearest Airport: Central Nebraska Regional Airport (17 mi.)
Nearest Commercial Airport: Central Nebraska Regional Airport (17 mi.)
Rail Served: Possible
Rail Served By: BNSF Railway
Rail Accessible: Unknown
Rail Infrastructure in Place: Unknown
Rail Contact: John Rider
Rail Contact Phone: 9135514148

Utilities

Electric: Southern Public Power District
Natural Gas: Black Hills Energy
Water: Village of Cairo
Sewer: Village of Cairo
Telecommunications: CenturyLink, KDSI, Hamilton.net, Prairie Wireless, Rise Broadband, Spectrum

Property Images



Lot 12

