

Available Land

81 Acres



Avoca Joe Davis

- Premier land located in Iowa's Leading Edge Region, a Midwest business and logistics center.
- Ideally situated with Highway 59 visibility & Interstate 80 access.
- 81 acres of level, agricultural land available.
- Within 30 minutes of Eppley Airfield; access to 8 air freight carriers; foreign trade zone and customs services.
- Rail service is available in the Northwest Region of Pottawattamie County by the Iowa Interstate Railroad. More extensive service is provided by the BNSF Railway, Canadian National, Union Pacific, and Amtrak located in the Omaha - Council Bluffs region.
- Iowa's Leading Edge provides a skilled and productive labor pool.



The Greater Council Bluffs Region



Visit us online for a complete inventory of available property in the Greater Council Bluffs Region.
www.iowasleadingedge.com

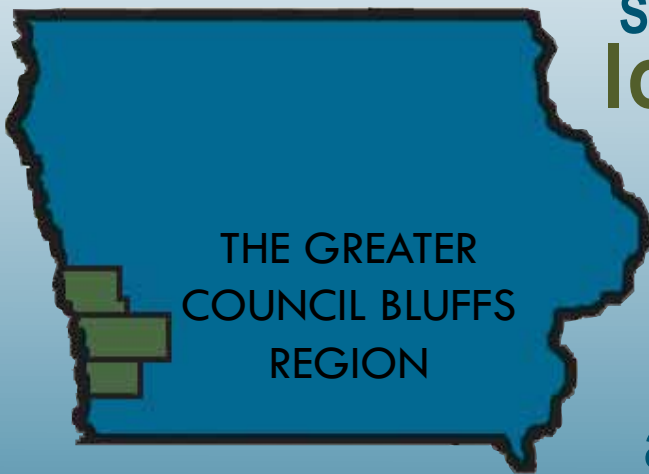


SITE DATA

Land: 81 acres
Within City Limits: Yes
Zoning: Agricultural
Can Subdivide: Yes

ADDRESS

Northwest edge of Avoca
Avoca, IA 51521
(Pottawattamie County)



State of
Iowa

**Tax
and
Financial
Incentives**

- No corporate income tax on profits from sales outside of Iowa.
- 50% deductibility of federal taxes from Iowa corporate income tax.
- New jobs tax credit.
- No property tax or sales/use tax on manufacturing machinery, equipment and computers used in processing.
- No sales tax on purchases of electricity or natural gas.
- No personal property (inventory) tax.
- An array of financial investment program designed to promote growth and profitability are available to qualifying businesses. An overview of the programs is available on the Iowa Department of Economic Development's website. www.iowalifechanging.com

GREATER COUNCIL BLUFFS REGION **Iowa's
Leading
Edge™**

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