

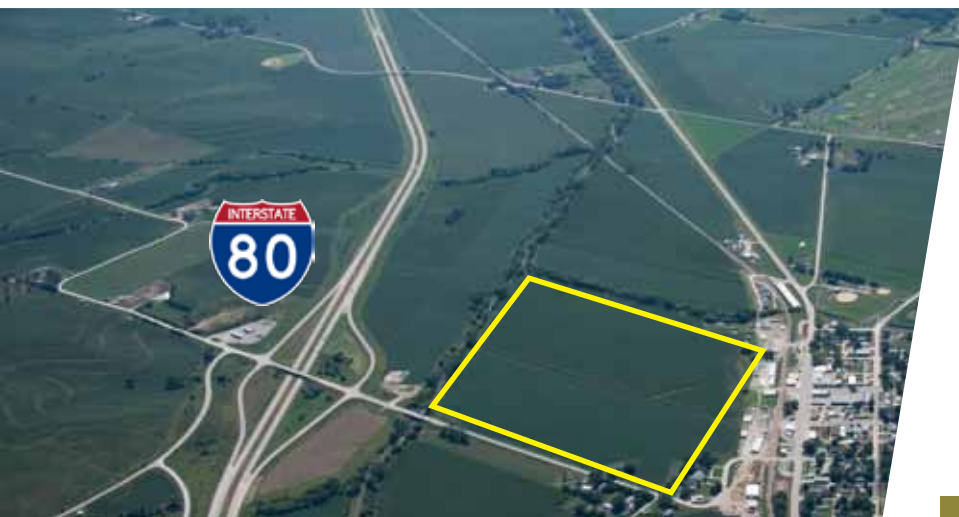
# Available Land

# 100 Acres



## I-80 Associates Neola

- 100 Acres of land available just outside the city limits of Neola, IA.
- Easy access and great visibility along Interstate 80 at exit 23. Neola is less than 25 minutes east of Council Bluffs, IA - Omaha, NE and 1.5 hours from Des Moines.
- Neola is served by the BNSF railroad and more extensive rail service is available in the Council Bluffs, IA.
- Within 25 minutes Eppley Airfield; access to 8 air freight carriers; foreign trade zone and customs services.
- Walnut is known for being Iowa's Antique City, with the downtown area being dedicated to its antique businesses. The community's population is 877.
- Iowa's Leading Edge Region offers a skilled and readily available workforce thanks to its proximity to the Council Bluffs-Omaha metro.



## The Greater Council Bluffs Region



Visit us online for a complete inventory of available property in the Greater Council Bluffs Region.  
[www.iowasleadingedge.com](http://www.iowasleadingedge.com)

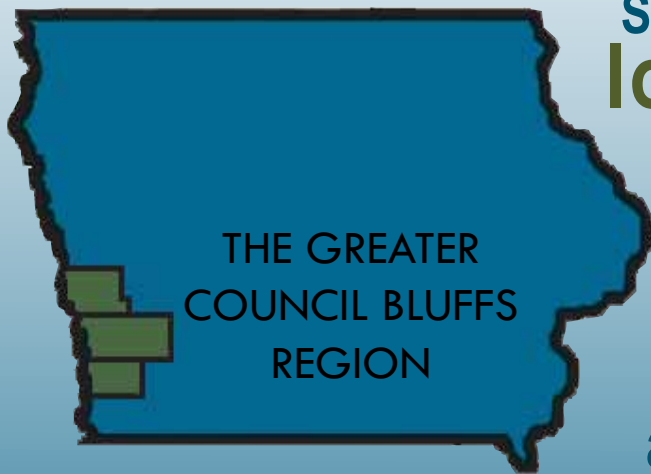


#### SITE DATA

**Land:** 100 acres  
**Within City Limits:** No  
**Zoning:** Agricultural  
**Can Subdivide:** Yes

#### ADDRESS

Off Interstate 80 at Neola, IA near Highway 191



State of  
**Iowa**

THE GREATER  
COUNCIL BLUFFS  
REGION

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](http://www.iowalifechanging.com)