

Available Land

300+ Acres



Pacific Junction

- 300+ acres of affordable land for your business or industry. Great commercial development property. Sellers will consider a split.
- Ideally situated off of Interstate 29 and Highway 34.
- Site is on a paved road and sewer and water projected for 190th Street Corridor in 2007.
- Within 25 minutes of Eppley Airfield; access to 8 air freight carriers; foreign trade zone and customs services.
- Pacific Junction and Mills County are serviced by Amtrak in Omaha, NE. The BNSF and UP railroads are in Council Bluffs, IA and Omaha, NE. Bulk freight is available in Council Bluffs, IA.
- 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

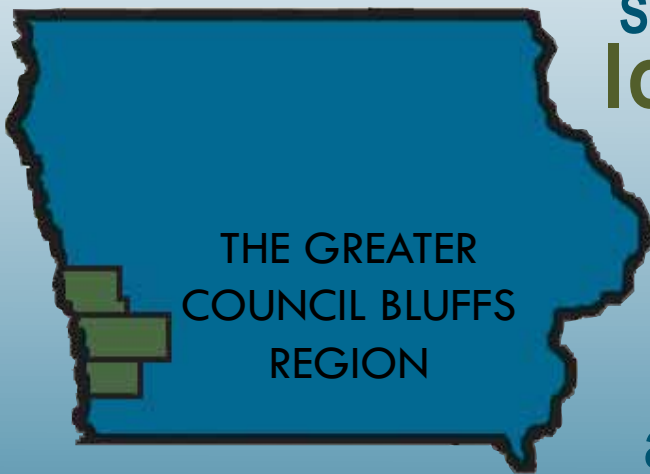


SITE DATA

Land: 300 acres
Within City Limits: No
Zoning: Agricultural
Can Subdivide: Yes

ADDRESS

190th St. and Jardine Avenue
Pacific Junction, IA 51561
(Mills County)



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

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

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