

Available Land

80 Acres



Pacific Junction

- 80 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 near Pacific Junction/Glenwood, IA.
- 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



UTILITY INFORMATION

Water

Water Provider: Glenwood Municipal
 Rated Capacity: 1000 mgd
 Average Capacity: 600 mgd
 Peak Demand: 2000 mgd
 Storage Capacity: 215,000 gallons

Sewer

Sewer provider: Peoples Service
 Rated Capacity: .072 mgd
 Average Daily Demand: .025 mgd
 Peak Demand: .035 mgd

Telecommunications

Western Iowa Networks/
 Prairie Telephone



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



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