

# Available Land

# 105 Acres

## WIEBE-IWCC PROPERTY

### SITE DATA

**Lot sizes:** 105 acres

**Topography:** Flat

**Within City Limits:** Yes

**Zoning:** Planned Commercial

### UTILITIES IN PLACE

**Water:** not on site

**Sewer:** not on site

**Natural Gas:** not on site

**Electric:** N/A

■ Located in northeast Council Bluffs, this parcel is conveniently located at the convergence of Interstates 80 and Highway 6.

■ Iowa's intermodal service available within a few miles; Region is served by Union Pacific, Burlington Northern, Canadian National, and Iowa Interstate railroads.

■ Within 15 miles of Eppley Airfield; access to 8 commercial airlines with over 140 daily flights; access to 8 air freight carriers; foreign trade zone, and customs services.

■ Council Bluffs offers a skilled and productive labor pool of approximately 568,000 workers.



### State of Iowa Tax and Financial Incentives

An overview of the programs are available at [www.iowalifechanging.com](http://www.iowalifechanging.com).

■ No corporate income tax on sales outside of Iowa.

■ No personal property (inventory) tax.

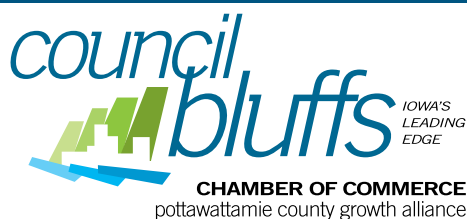
■ 50% deductibility of federal taxes from Iowa corporate income tax.

■ New jobs tax credit.

■ No property tax or sales/use tax on manufacturing machinery, equipment and computers used in manufacturing processes.

■ No sales tax on purchases of electricity or natural gas.

### Council Bluffs/Omaha Metropolitan Area



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