

GERING

INDUSTRIAL PARK

200 Acres

- ❖ Third-party Site Certified
- ❖ High Capacity Utilities at Site
- ❖ Mexico to Canada, East Coast to West Coast Corridors
- ❖ Union Pacific Rail Access



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On behalf of:



Twin Cities Development Assoc., Inc.
**ECONOMIC DEVELOPMENT
FOR WESTERN NEBRASKA**

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City of Gering, NE
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SITE CERTIFICATION

The City of Gering has completed a site review of the Gering, Nebraska Industrial Park and has declared the park to be “shovel-ready”. The Industrial Park is market-ready, workforce ready, and zoned for new industrial or commercial development. An independent third-party engineering firm performed the site review. The sources reviewed by the firm included, but was not limited to the following:

- Zoning
- Site Mapping
- Site Photos
- Transportation Corridors including: Truck, Rail, and Air Services
- Public Utility Capacities at the Site
- Development Incentives
- Presence of mapped floodplain and floodway (FEMA)
- Presence of mapped wetlands
- Existing topography
- USGS soil survey
- Conceptual road layout and parceling
- Regional demographics and tax rates
- Local education, healthcare, and housing
- Hydrography, Topography, Wetlands
- Soil Survey
- Site Layout and Design Concepts
- Demographics and Tax Rates
- Education, Healthcare, and Housing

(This data is also readily available to interested developers or organizations).

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Western Nebraska Community College skills training on-site trailer. WNCC also has an 82,000 ft² customized business training center on campus.



Gering High School STEM Class Samsung Solve for Tomorrow 2017 National Award Winner. Also, 2018 National Award Finalist. Three consecutive years as Nebraska STEM Champions.



Jacob Aulick, Aulick Industries, State Awards in Workforce Apprenticeships. Justin Shaddick, 2018 Nebraska Career Education Outstanding Secondary Administrator of the Year. Scottsbluff High School 2017 Nebraska Outstanding High School for Career and Technical Education.

WELCOME TO GERING

OVERVIEW

The City of Gering Nebraska is excited to present the Gering Industrial Park, a new industrial site with 200 acres located on the City's east side. Located close to railway and interstate corridors, this site has the location and high-capacity utilities that will help your high-powered industrial business to succeed.

SITE ADDRESS

- U Street & Lockwood Rd, Gering, NE 69341
- Google Maps: [R9P6+7H Gering, Nebraska](#)

RELAX

- The Gering Industrial Site is a greenfield agricultural site with no known history of development or soil contamination.
- The City of Gering has completed all due-diligence on this property, so you can focus your time, energy, and dollars on the development of your new property instead of clearing regulatory hurdles.

POPULATION

- Gering is the county seat of Scotts Bluff County, with a 2017 population of 8,377.¹
- Scottsbluff and Gering together form the Twin Cities community, the population center of the greater Scottsbluff micropolitan statistical area which boasts 37,906 residents.²

INCOME

- Per capita income: \$30,281.¹
- Median household income: \$59,010.¹
- 2017 Nebraska median household income: \$59,970.¹

TAXES & RATES

Personal Income Tax

The personal tax rates are from 2.46% to 6.84%. To get a more precise picture of what your personal income tax in Nebraska would be, please visit the [Nebraska Department of Revenue](#) for more information:

Sales Tax

The State of Nebraska has a 5.5% sales tax rate. The City of Gering has an additional 1.5% sales tax rate for economic development incentives and other special projects. The combined sales tax rate is 7%.

Other Tax Highlights

- No state property tax
- No inventory tax
- No personal property tax on intangibles
- No sales tax on raw materials when used as ingredients or component parts in manufacturing operations
- No sales tax on sales of energy for processing or manufacturing purposes
- No sales tax on water used exclusively in manufacturing and processing
- No sales tax on qualified agricultural machinery and equipment
- No sales tax on manufacturing machinery, equipment, and related services
- Sales and use tax refunds are available on qualified air and water pollution control equipment
- Sales and use tax refunds are available on property qualifying for certain investment incentives

JOIN US IN THE VALLEY

EDUCATION

- High quality primary and secondary education including state-of-the-art secondary school career academies, help local students transitioning into the workforce learn skills they need to meet community and industry demands.
- Western Nebraska Community College (WNCC) including the 82,000 sq. ft. Harms Center provides the area with customized skilled workforce training through degree or non-degree programs.
- University of Nebraska – Lincoln’s Panhandle Research and Extension Center provides research for agriculture related businesses in Western Nebraska and Eastern Wyoming.
- 92.5% of the population have a high school diploma or more.¹
- 23.9% of the population have a bachelor's degree or more.¹

HEALTHCARE

- Regional West Medical Center, ranked in the top 10% for patient safety nationwide and one of only three Level II Trauma Centers in the State of Nebraska.²

- Over 200 specialized physicians offices within Gering & Scottsbluff.²
- Over 30 specialized dentistry offices within Gering & Scottsbluff.²

HOUSING

- Number of housing units: 3,527.¹
- Median value of owner-occupied housing: \$124,100.¹

QUALITY OF LIFE

- Gering is right next door to the Scotts Bluff National Monument and the Wildcat Hills, which offer abundant trails for biking, hiking, and sightseeing.
- Boating and fishing on Lake Minatare just north of town.
- Conveniently located to larger metropolitan areas.
- Abundant local restaurants, businesses and festivals.
- Only 15 minutes average travel time to work.¹

1 US Census American Community Survey 2017, via <https://censusreporter.org/profiles/16000US3118580-gering-ne/>

2 Scottsbluff micropolitan statistical area 2018 population as defined in September 2018 by the OMB Bulletin No. 18-04 (US Census Bureau).

3 TCD Economic Development for Western Nebraska, Scottsbluff/Gering Region Profile Kit



Oregon Trail Park Stadium in Gering. Gering Baseball Field Complex for Semi-Pro Pioneers Baseball Field



Monument Shadows 18-hole Golf Course and Monument Grill Restaurant with view of Scotts Bluff National Monument in the background

SITE PHOTOS

Photos of the Gering Industrial Park property show the site's flat to gently sloping topography and close proximity to State Highway 71 and existing rail corridors. Click [Here](#) to view a YouTube video containing drone footage of the Industrial Park.



Northern portion of the site looking north

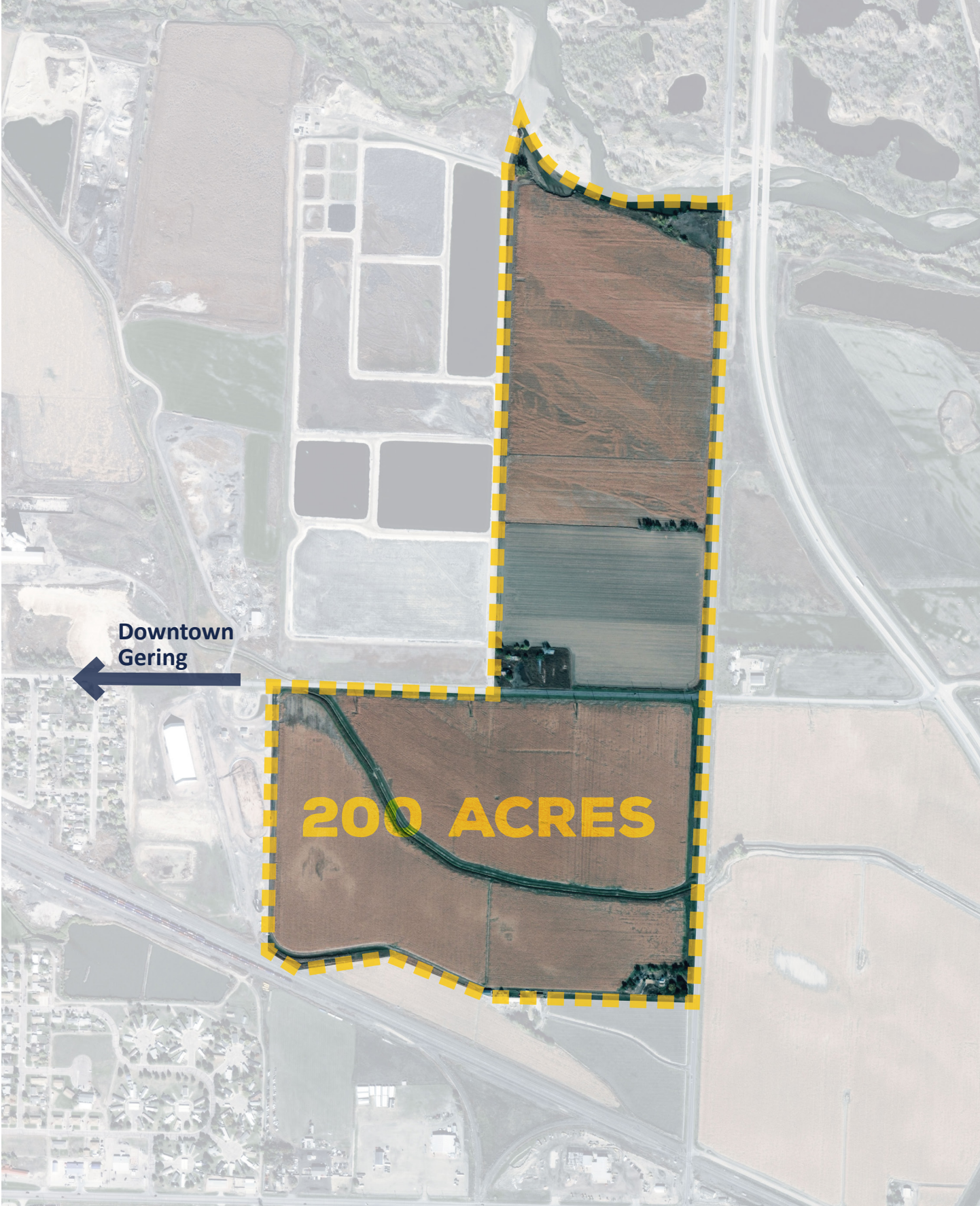


Western portion of the site looking south along the State Highway 71 Expressway



Railroad at the southern border of the Gering Industrial Site

SITE MAP



TRANSPORTATION

TRUCK

- The shortest route to the northwestern US from Interstate 80 is through Gering.
- Only a quarter mile from State Hwy 71, a 4-lane divided highway.
- Direct access via State Hwy 71 to the I-80 east/west shipping corridor 46 miles south.
- A half-way point on the Heartland Expressway, a Federally designated corridor that will provide a critical, multilane, divided highway connection

on the Ports to Plains route that connects Mexico and Canada

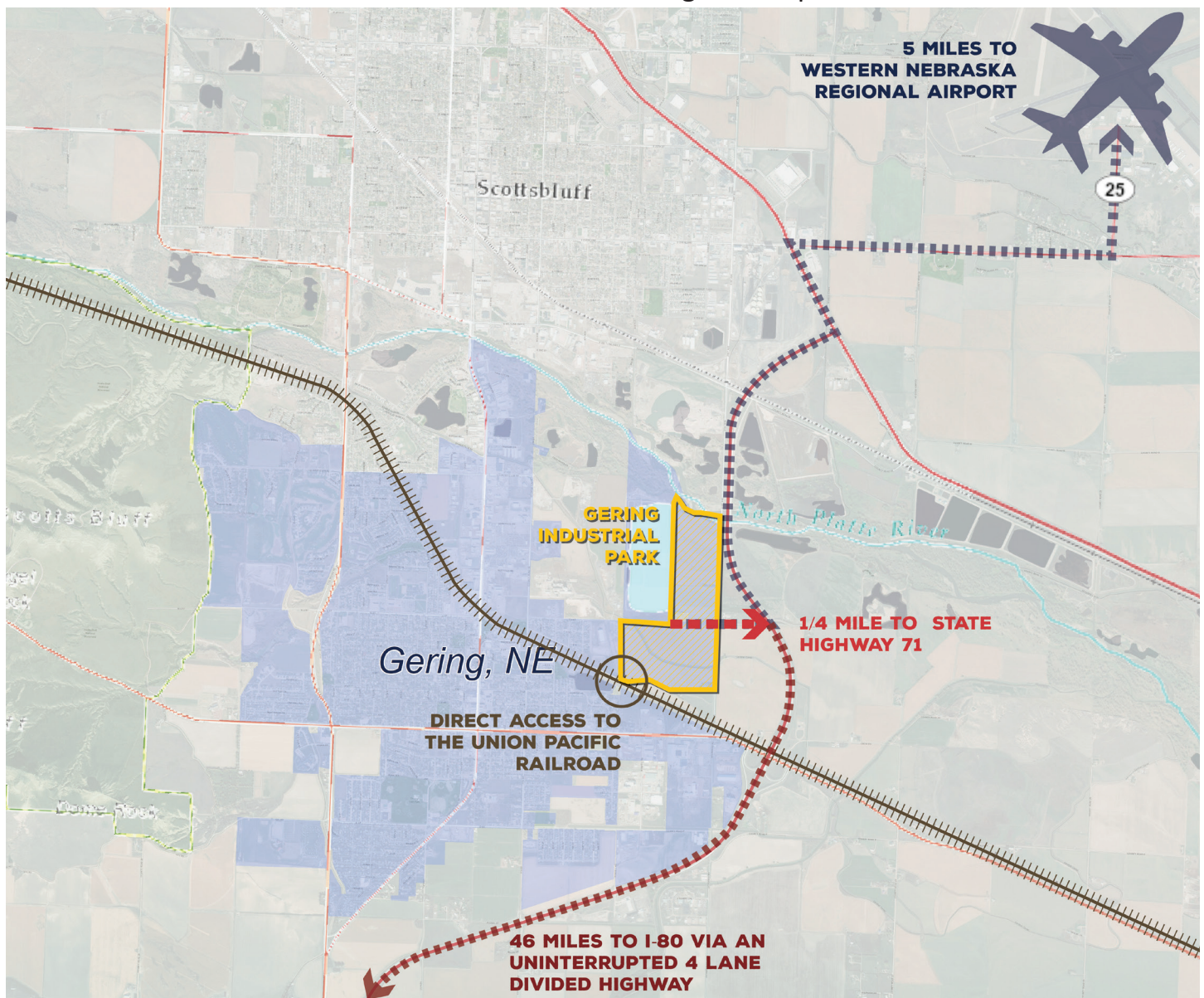
- Transportation of product to market typically takes less than 1-2 days by truck to almost anywhere in the US.

RAIL

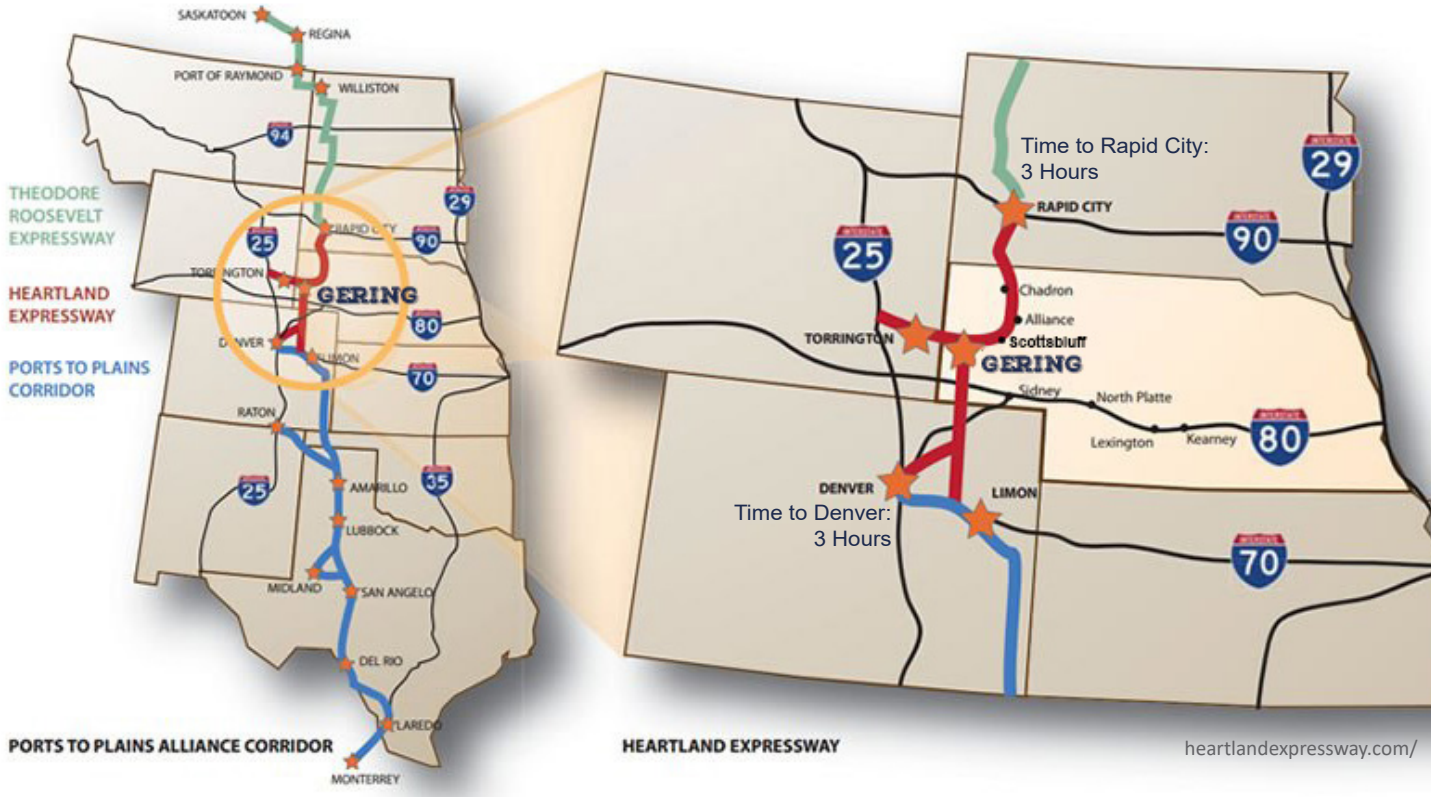
- Union Pacific railroad access in the site's southwest corner.

AIR

- 5 Miles from the Western Nebraska regional airport



CLOSE TO THE ACTION



UTILITIES

ELECTRICAL

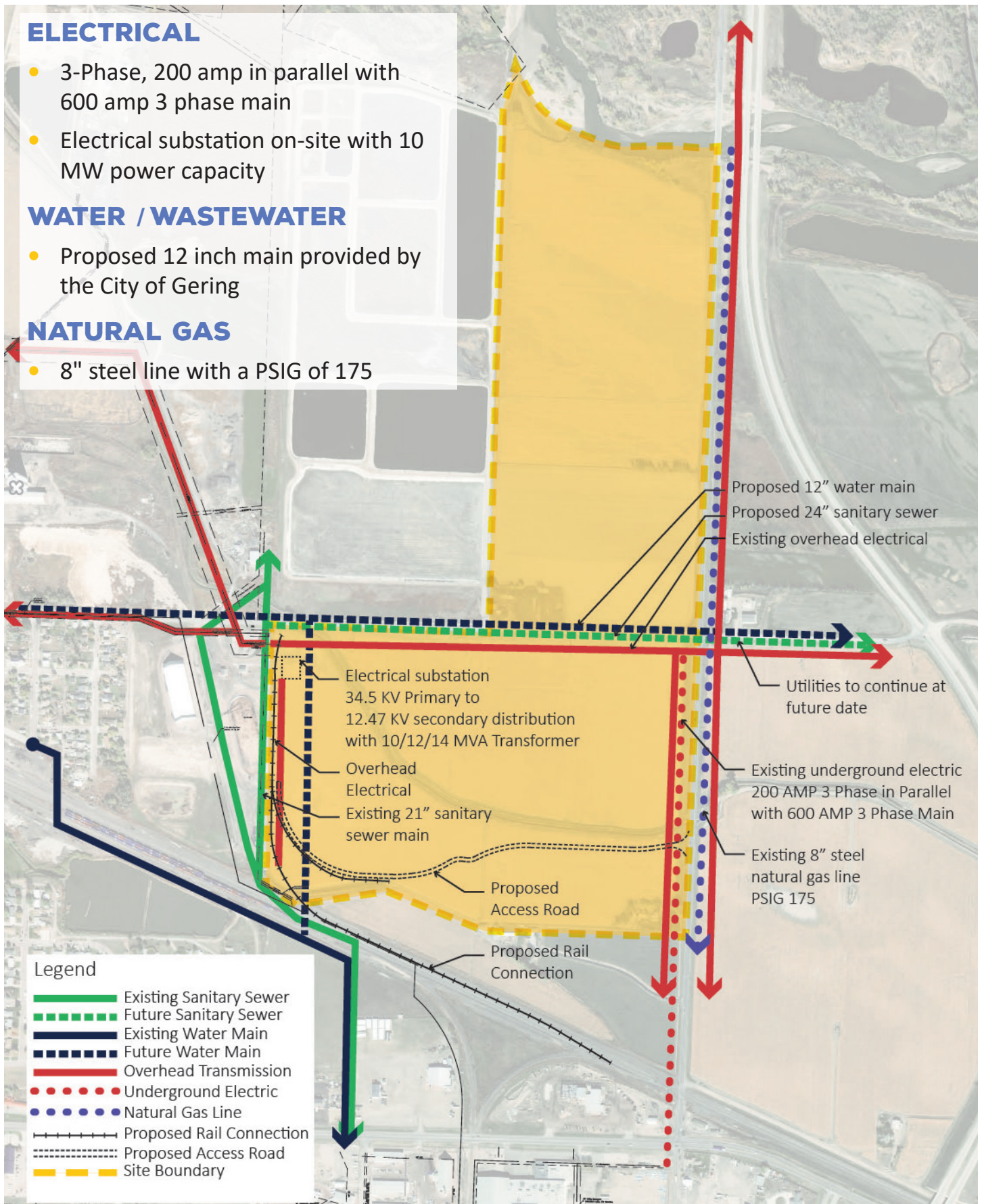
- 3-Phase, 200 amp in parallel with 600 amp 3 phase main
- Electrical substation on-site with 10 MW power capacity

WATER / WASTEWATER

- Proposed 12 inch main provided by the City of Gering

NATURAL GAS

- 8" steel line with a PSIG of 175



INCENTIVE PROGRAM

2003-2030 GERING ECONOMIC DEVELOPMENT PLAN

The City of Gering invests a percentage of its annual sales tax revenue into an Economic Development fund intended to create jobs and enhance investment in the Gering area through both direct and indirect assistance to qualifying businesses.

Funds from the program are used to encourage and assist both existing local and new qualifying businesses with the creation and retention of jobs in Gering.

Funds may be offered as a direct loan, grant, or equity sharing agreement from the City of Gering. Interested applicants should contact the City of Gering directly to determine eligibility and apply for funding.

EXAMPLES OF ELIGIBLE ACTIVITIES MAY INCLUDE:

- Retention or expansion of a local qualifying business
- Direct loans or grants to qualifying businesses for fixed assets or working capital or both
- Public works improvements
- Job training
- Real estate acquisition
- Technical assistance such as marketing assistance, management counseling, preparing financial packages, or engineering assistance
- Business recruitment activities
- Relocation expenses



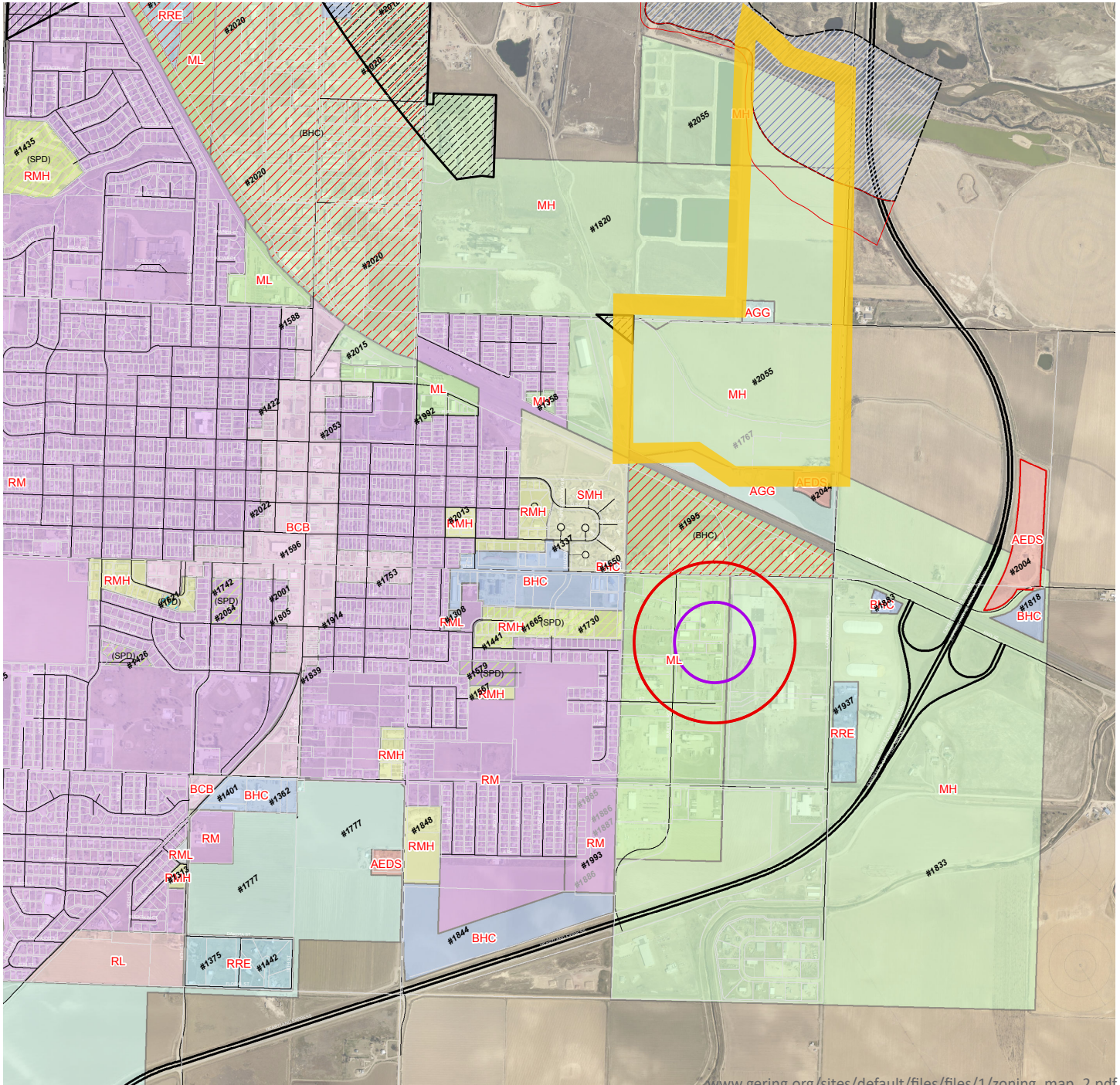
The Gering Civic Center: Gering's 26,250 sq. ft is a multi-function banquet facility that seats 1,150 people and hosts business meetings, banquets, special occasions, and receptions.

ZONING

MH: HEAVY MANUFACTURING

The Gering Industrial site is zoned for heavy manufacturing. This zoning district is suitable for most industrial and manufacturing uses.

AEDS	Agriculture Estate Dwelling Site		Special Flood Plain District (100 Year)
AGG	General Agriculture District		Historic Site District
BCB/C-2	Central Business District		WEA 500' Encroachment Area
BEC/C-5	Employment Center District		WEA 1000' Encroachment Area
BHC/C-3	Highway Commercial District		Airfield 5-23 Approach Surface (300' Hgt. Max)
BNC/C-1	Neighborhood Commercial District		Airfield 5-23 Conical Surface (400' Hgt. Max)
BTS/C-4	Traveler Services District		
GCE	Golf Course Estates District		
HSD	Historic Site District		
MH	Heavy Industrial & Manufacturing District		
ML	Light Industrial & Manufacturing District		
PTD	Townhouse Development Zone		
RL	Residential Low Density District		
RM	Residential Medium Density District		
RMH	Multi-Family Residential High Density District		
RML	Multi-Family Residential Low Density District		
RRE	Rural Residential Estate District		
SFD	Single Family Development Zone		
SFP	Special Flood Plain District		
SMH	Special Mobile Home District		
SPD	Planned Development District		
WEA	Wellhead Encroachment Area		



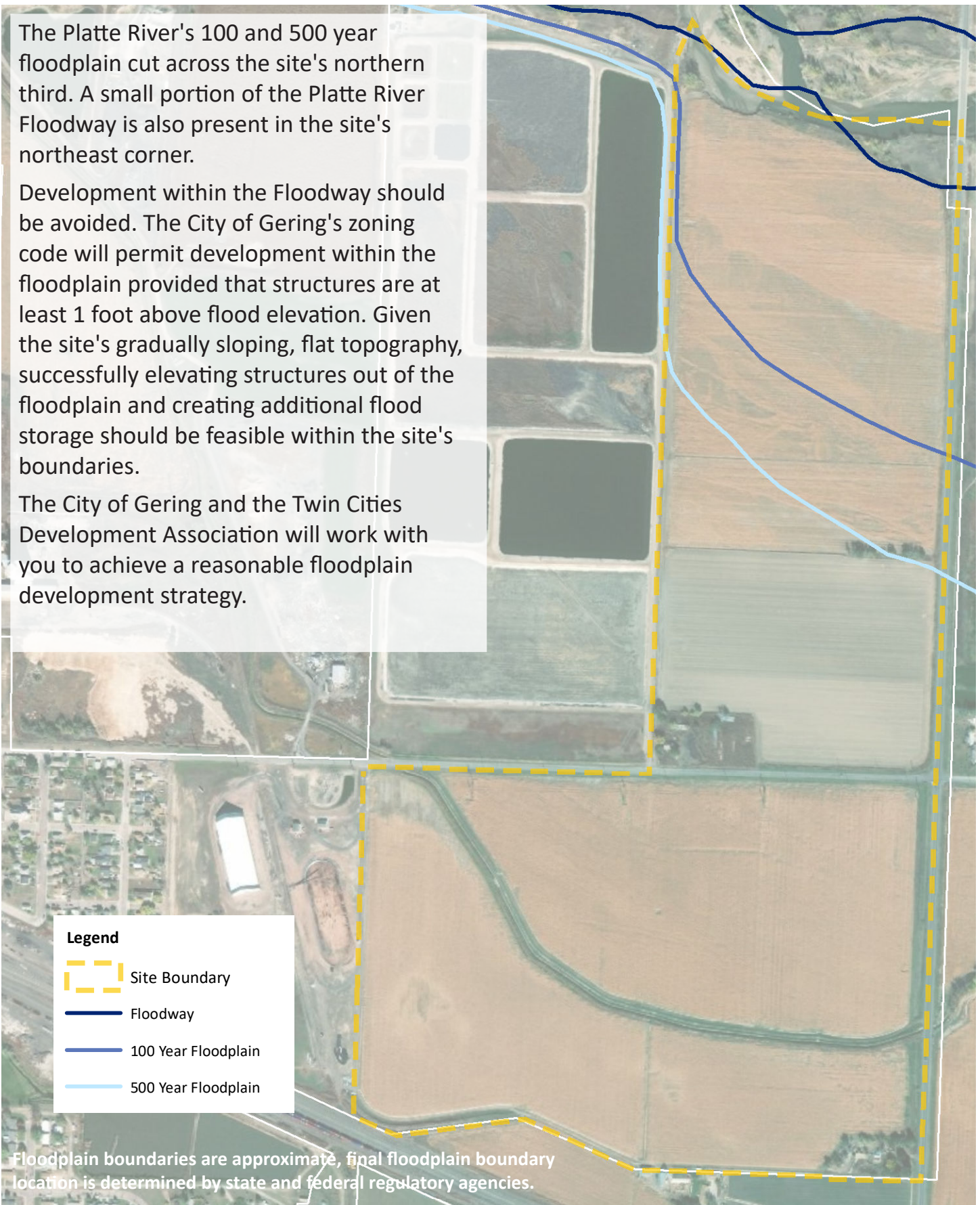
www.gering.org/sites/default/files/files/1/zoning_map_2.pdf

FLOODPLAIN

The Platte River's 100 and 500 year floodplain cut across the site's northern third. A small portion of the Platte River Floodway is also present in the site's northeast corner.

Development within the Floodway should be avoided. The City of Gering's zoning code will permit development within the floodplain provided that structures are at least 1 foot above flood elevation. Given the site's gradually sloping, flat topography, successfully elevating structures out of the floodplain and creating additional flood storage should be feasible within the site's boundaries.

The City of Gering and the Twin Cities Development Association will work with you to achieve a reasonable floodplain development strategy.



Floodplain boundaries are approximate, final floodplain boundary location is determined by state and federal regulatory agencies.

HYDROGRAPHY

TOPOGRAPHY

The majority of the site is flat or gently sloping toward the Platte River.

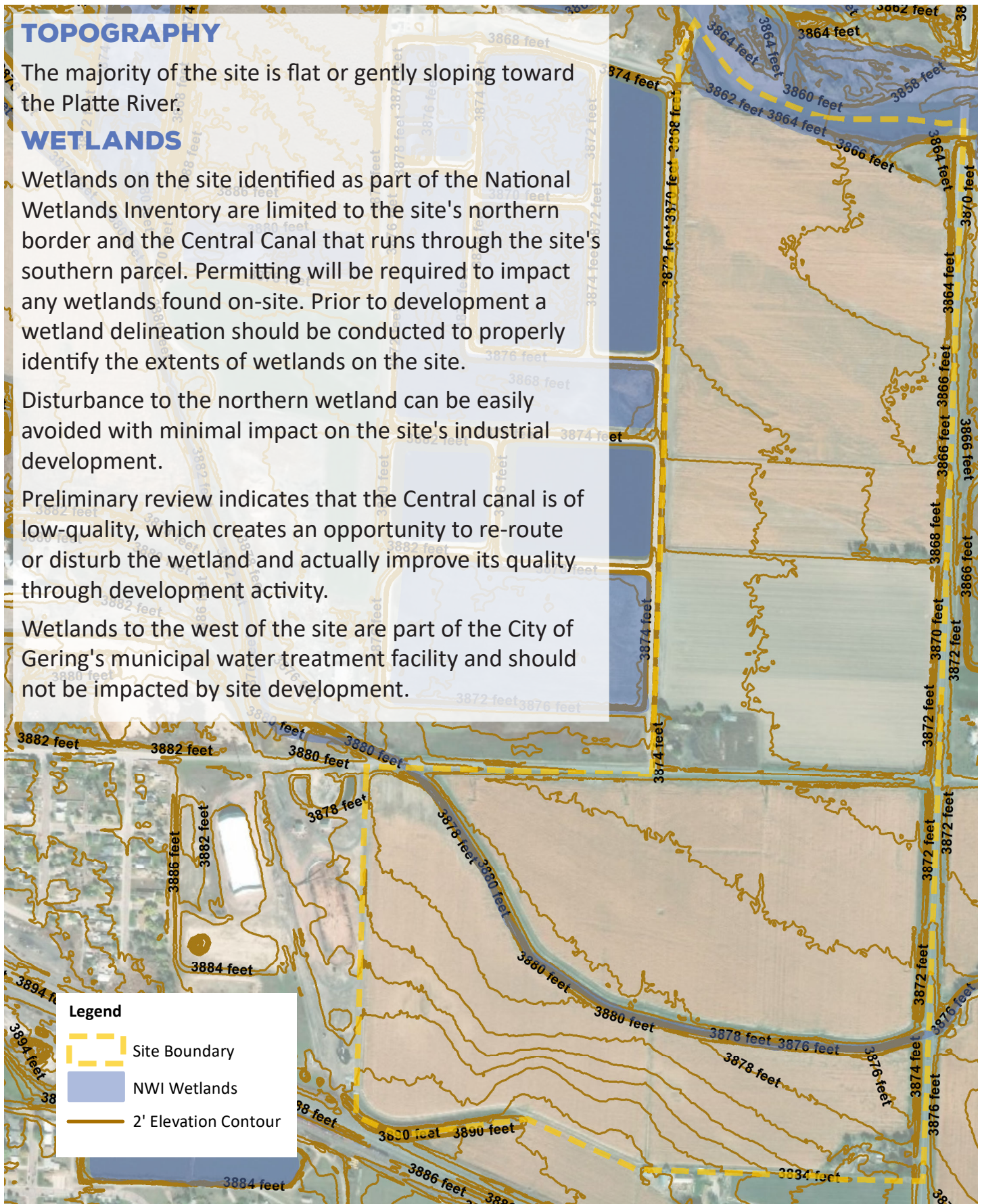
WETLANDS

Wetlands on the site identified as part of the National Wetlands Inventory are limited to the site's northern border and the Central Canal that runs through the site's southern parcel. Permitting will be required to impact any wetlands found on-site. Prior to development a wetland delineation should be conducted to properly identify the extents of wetlands on the site.

Disturbance to the northern wetland can be easily avoided with minimal impact on the site's industrial development.

Preliminary review indicates that the Central canal is of low-quality, which creates an opportunity to re-route or disturb the wetland and actually improve its quality through development activity.

Wetlands to the west of the site are part of the City of Gering's municipal water treatment facility and should not be impacted by site development.



Legend

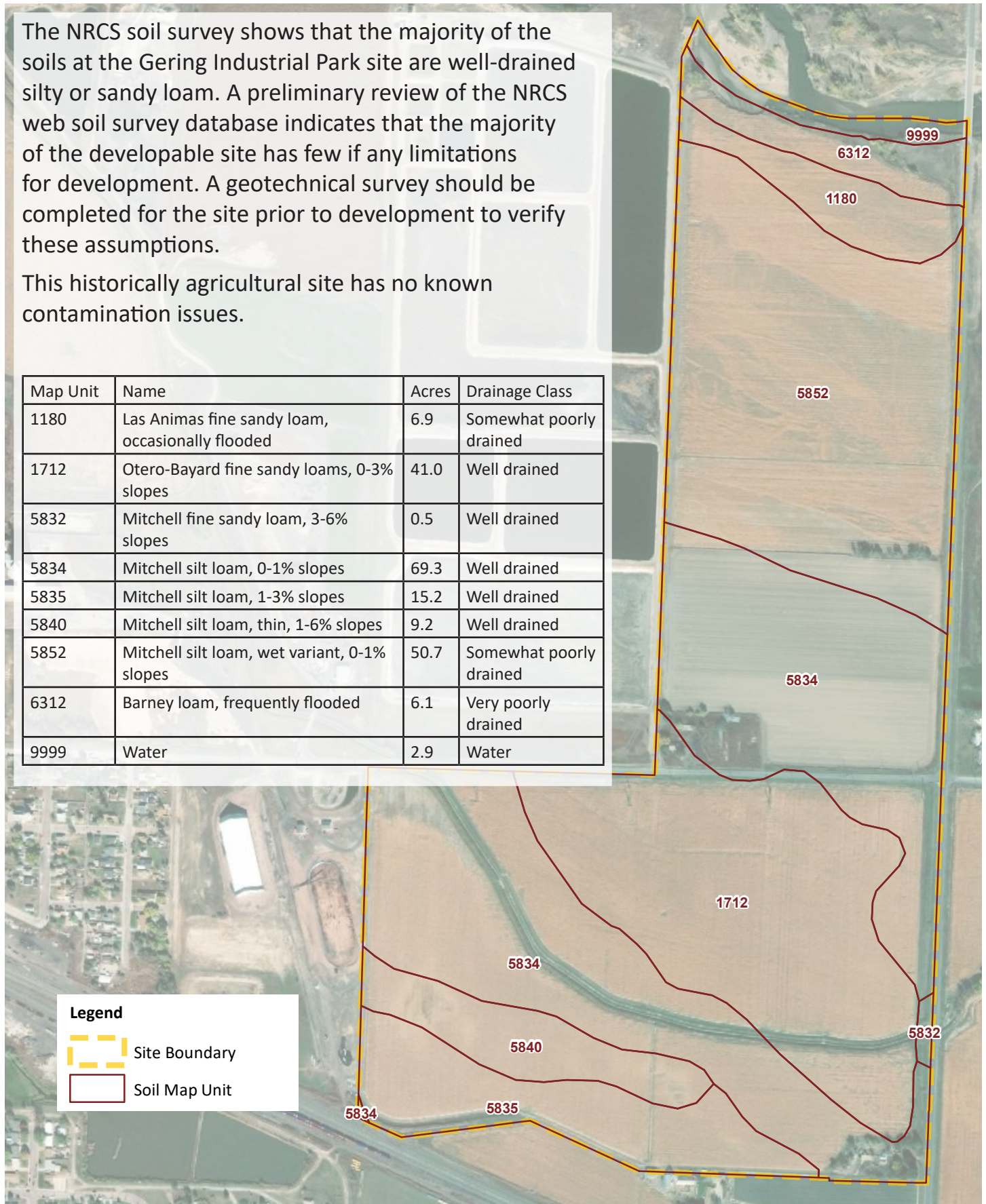
- Site Boundary
- NWI Wetlands
- 2' Elevation Contour

SOILS

The NRCS soil survey shows that the majority of the soils at the Gering Industrial Park site are well-drained silty or sandy loam. A preliminary review of the NRCS web soil survey database indicates that the majority of the developable site has few if any limitations for development. A geotechnical survey should be completed for the site prior to development to verify these assumptions.

This historically agricultural site has no known contamination issues.

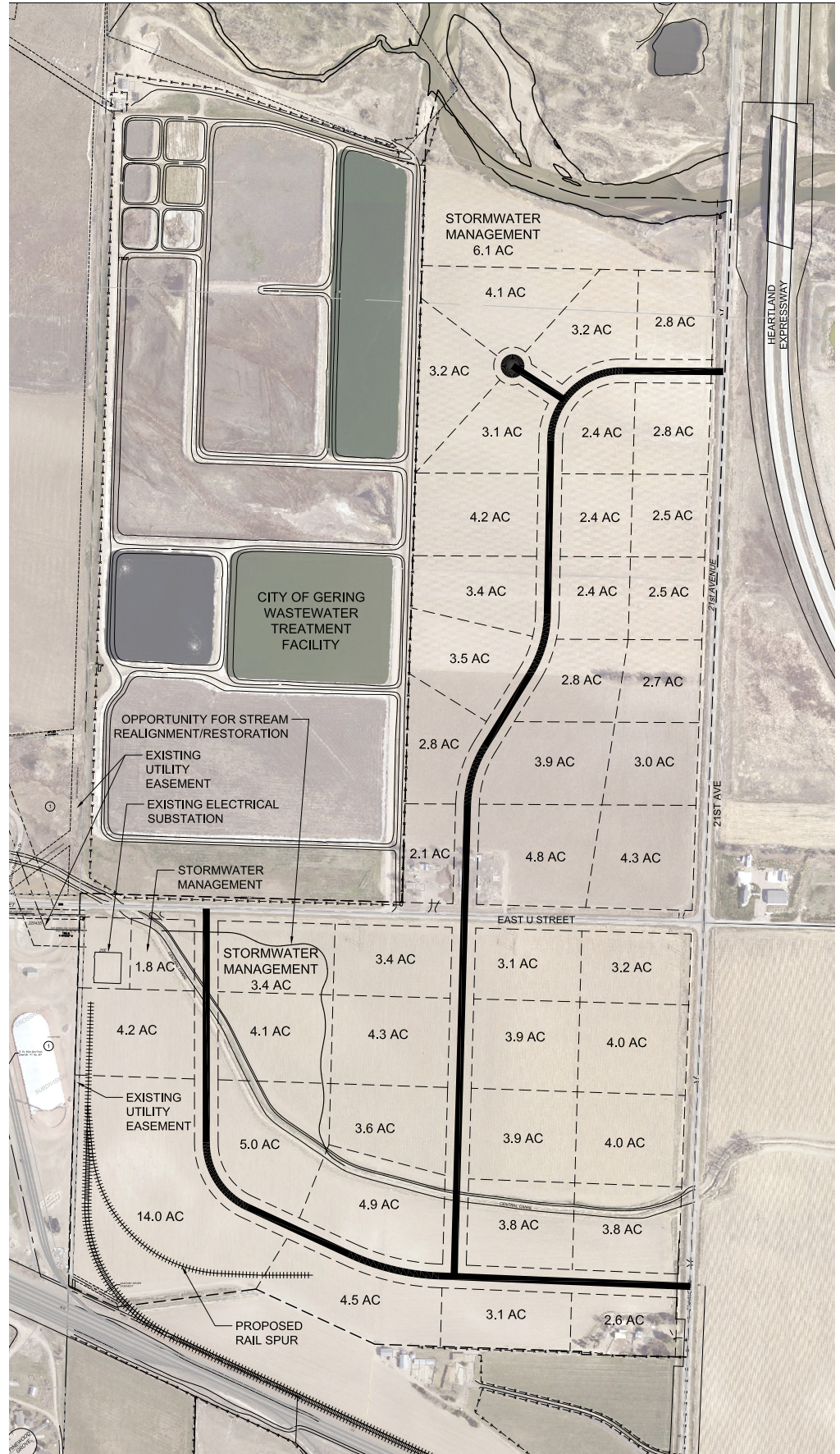
Map Unit	Name	Acres	Drainage Class
1180	Las Animas fine sandy loam, occasionally flooded	6.9	Somewhat poorly drained
1712	Otero-Bayard fine sandy loams, 0-3% slopes	41.0	Well drained
5832	Mitchell fine sandy loam, 3-6% slopes	0.5	Well drained
5834	Mitchell silt loam, 0-1% slopes	69.3	Well drained
5835	Mitchell silt loam, 1-3% slopes	15.2	Well drained
5840	Mitchell silt loam, thin, 1-6% slopes	9.2	Well drained
5852	Mitchell silt loam, wet variant, 0-1% slopes	50.7	Somewhat poorly drained
6312	Barney loam, frequently flooded	6.1	Very poorly drained
9999	Water	2.9	Water



DEVELOPMENT CONCEPT 1

SITE STATISTICS

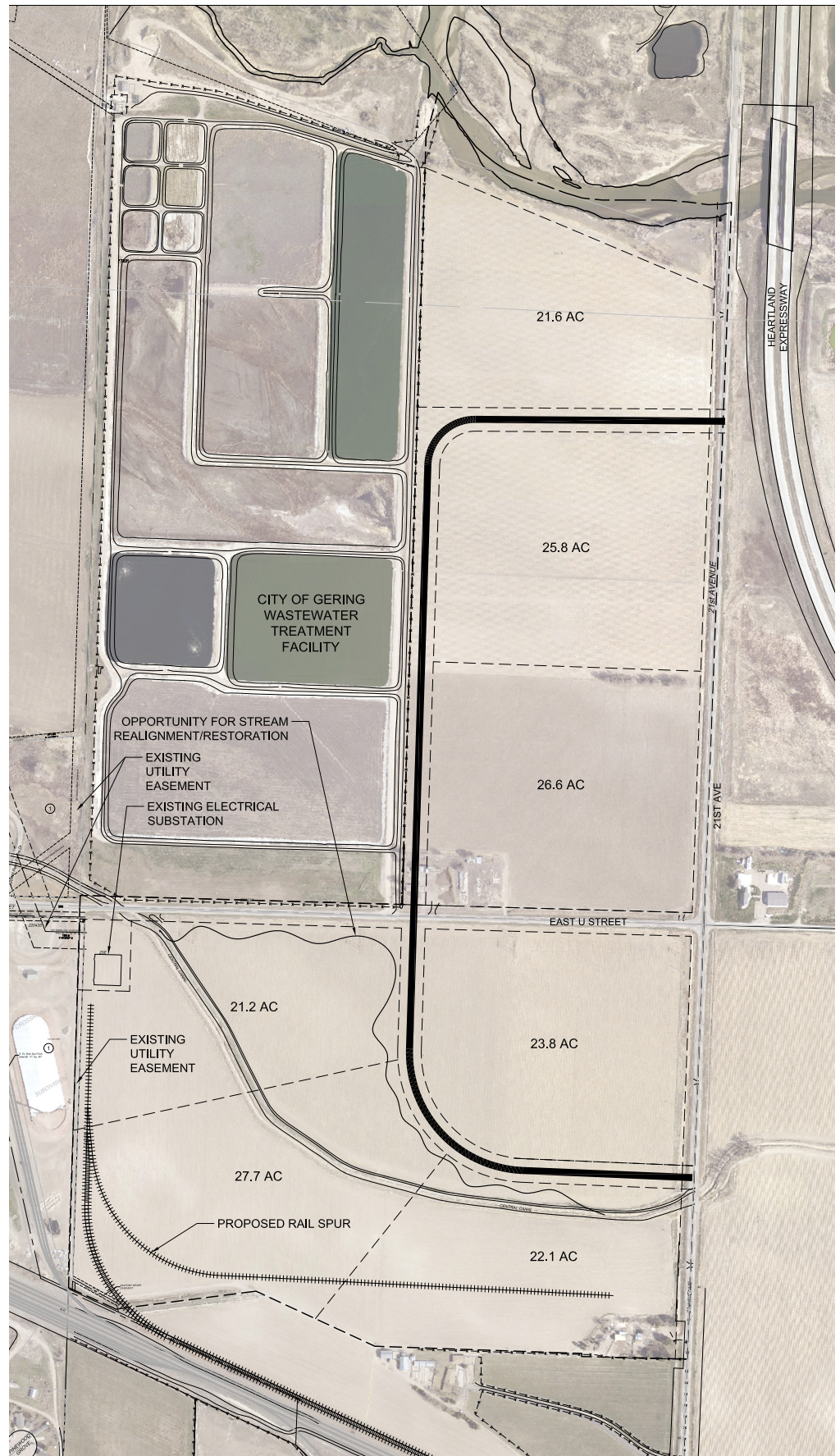
- 41 parcels
- 2.1 AC-14AC lot sizes
- 3 parcels with rail access
- +/-152 developed acres
- Some stormwater management consolidated on-site



DEVELOPMENT CONCEPT 2

SITE STATISTICS

- 7 parcels
- 21.2 AC-27.7 AC lot sizes
- 3 parcels with rail access
- +/-168 developed acres
- Stormwater management is expected to occur within development parcels



CONTACT US



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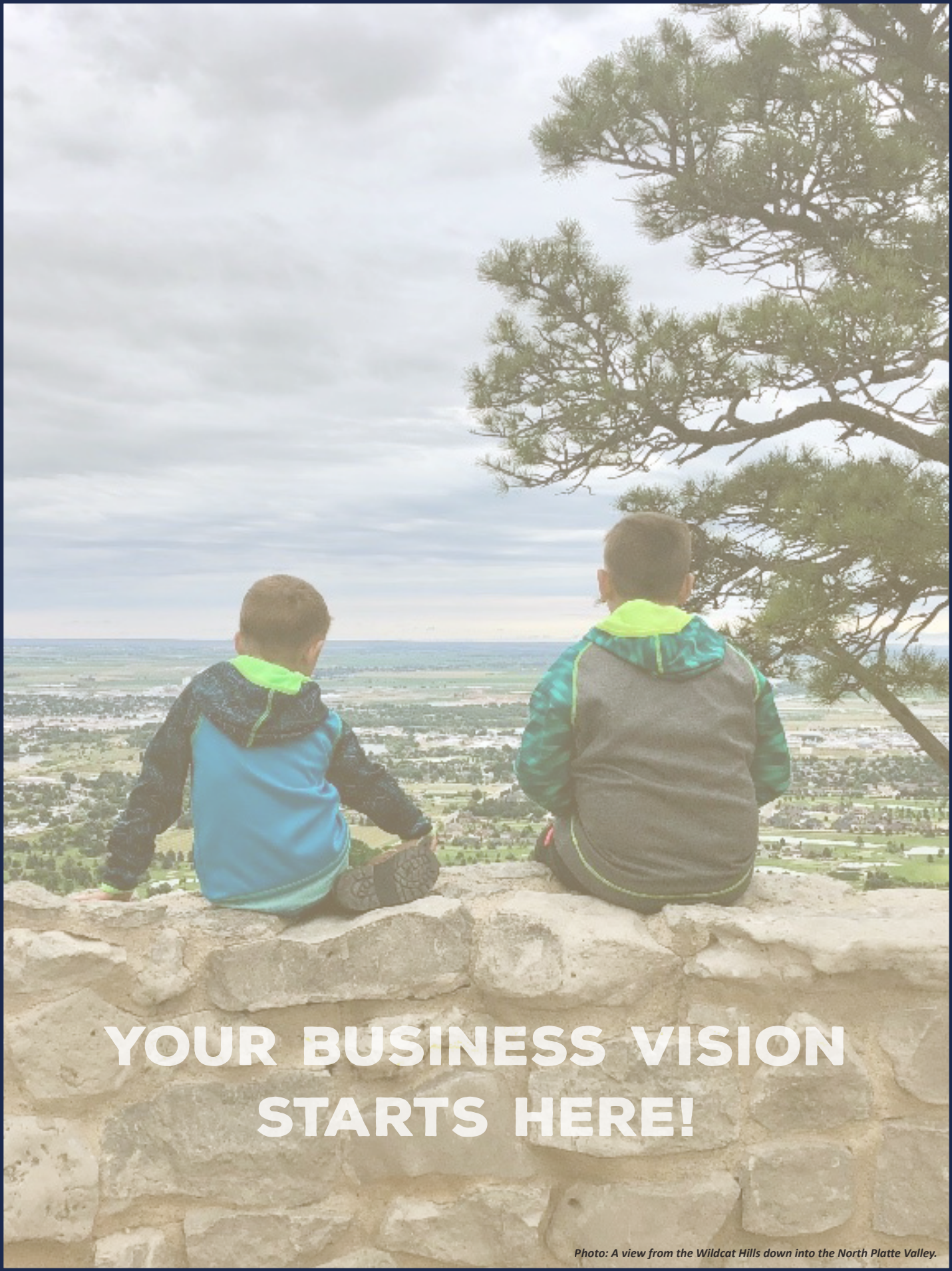
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Regional West Medical Center located in Scottsbluff/Gering is one of (three) Level II Trauma Centers in Nebraska. The Level II Trauma Center serves neighboring states of Colorado, Wyoming, and South Dakota. RWMC is a 188-bed regional acute care hospital and is ranked in the Top 100 Rural and Community Hospitals in the United States.

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**YOUR BUSINESS VISION
STARTS HERE!**

Photo: A view from the Wildcat Hills down into the North Platte Valley.