



**PCDC**  
PHELPS COUNTY  
DEVELOPMENT CORPORATION

# AVAILABLE INDUSTRIAL PROPERTY Holdrege, Nebraska

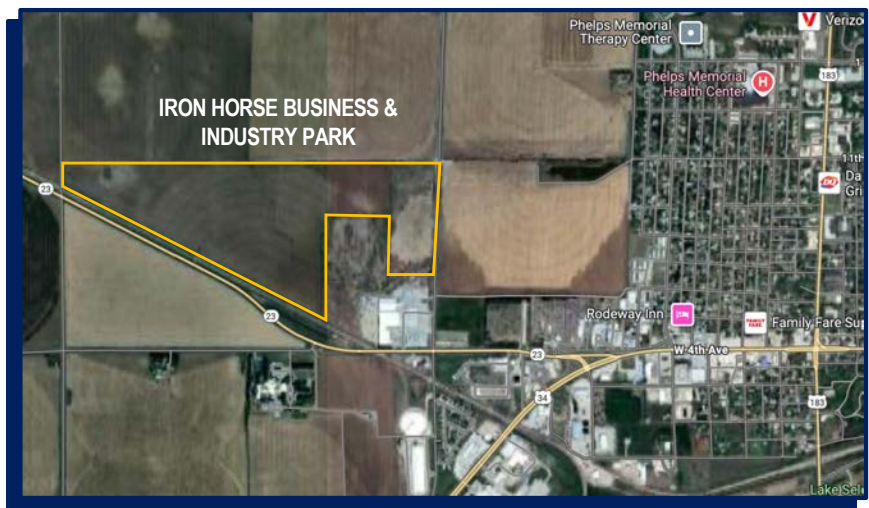
Iron Horse Business & Industry Park is strategically located adjacent to rail with easy access to US Highways 6 and 34 and less than 20 minutes to I-80. Holdrege is the county seat and serves as a regional hub - including the residents in nearby Northern Kansas - for retail, manufacturing, professional, and medical services.

POPULATION 20-MIN. - 60,861

POPULATION 30-MIN. - 83,343

POPULATION 50-MIN. - 162,883

**CITY:** Holdrege  
**COUNTY:** Phelps  
**OWNER:** Phelps County Dev. Corp.  
**CONTACT:** PCDC  
308-995-4148  
[PCDC@PhelpsCountyNE.com](mailto:PCDC@PhelpsCountyNE.com)  
**ACRES:** 81.5, Platted, Re-platting Avail.  
**PRICE:** \$35,000/acre  
**POWER:** City of Holdrege  
**WATER:** City of Holdrege  
**SEWER:** City of Holdrege  
**RAIL:** OmniTrax & BNSF  
**DESCRIP:** Level, Gently Sloping  
**ENVMTL:** Phase 1, NSF



## IRON HORSE BUSINESS & INDUSTRY PARK - 81.5 acres AVAILABLE

