



The Mills Crossing Mega Site consists of 1,641 acres located near Glenwood, Iowa, in the Omaha, Nebraska metro. Mills Crossing Mega Site has access to BNSF Railway and has received certification as part of BNSF Railway's Site Certification program. BNSF certification ensures a site is ready for rapid acquisition and development through a comprehensive evaluation of existing and projected infrastructure, environmental and geotechnical standards, utility evaluation and site availability.

### SELECTING A CERTIFIED SITE CAN:

- Reduce development time
- Increase speed to market
- Reduce upfront development risk of rail-served industrial sites

### PROPERTY DETAILS

Mills Crossing is a development-ready mega site certified through the Iowa Economic Development Authority's Certified Sites program and conveniently located near the BNSF mainline. Mills Crossing offers access to a population center of 1 million+ people and is minutes from I-29 and I-80 via 4-lane Highway 34. Fiber is onsite, and water/wastewater can be readily extended.

Mills Crossing is fully served by MidAmerican's electric and natural gas systems. MidAmerican Energy leads the nation in the delivery of clean, renewable energy at among the lowest rates in the country.

#### Site Details:

- 1,600+ acres available for development
- Direct access to BNSF
- Planned Industrial zoning
- Sustainable, reliable and affordable energy



### CONTACT INFORMATION

BNSF Regional Manager

**John Rider**

913.551.4148

John.Rider@bnsf.com

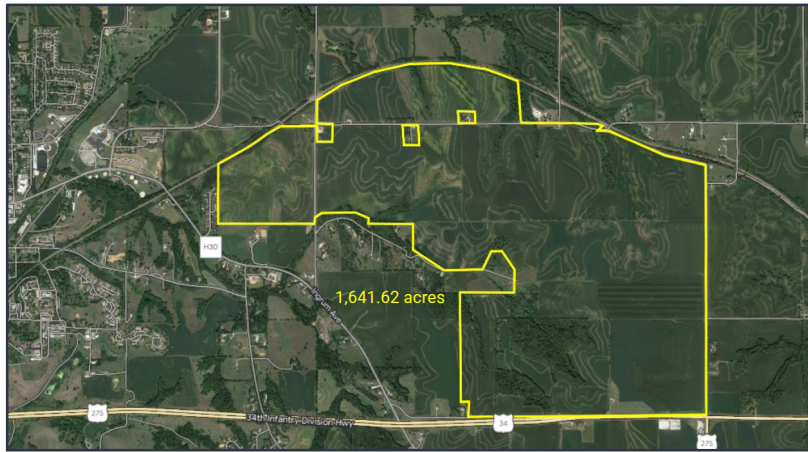
MidAmerican Energy

Bus and Community Development Mgr

**Sam Wagner**

712.233.4850

Sam.Wagner@midamerican.com



## SITE PROFILE

<b>Land Area</b>	1,641 acres
<b>Zoning</b>	Zoned Agriculture, planned Industrial
<b>Price</b>	\$40,000 per acre

## UTILITIES

<b>Electric</b>	MidAmerican Energy
<b>Gas</b>	MidAmerican Energy
<b>Water</b>	Glenwood Municipal Utilities
<b>Wastewater</b>	Glenwood Municipal Utilities
<b>Telecommunications</b>	BTC, Inc. and Western Iowa Networks

## DEMOGRAPHICS

Glenwood is a community located in Mills County, Iowa, within the Omaha, Nebraska Metropolitan Statistical Area (MSA), 24 miles southeast of downtown Omaha. As of the 2020 census, the population of Glenwood, IA, was 5,073, and the Omaha MSA was 967,604.

## POPULATION

<b>Glenwood</b>	5,073
<b>10 mile radius</b>	14,421
<b>15 mile radius</b>	56,373
<b>20 mile radius</b>	243,554
<b>30 mile radius</b>	811,908

## WORKFORCE

<b>Omaha MSA</b>	
<b>Total Employment</b>	510,000
<b>Median Household Income</b>	\$69,439

## BNSF PREMIER PARKS, SITES AND TRANSLOAD PROGRAM

BNSF Certified Sites are a part of the Premier Parks, Sites and Transload program which is a strategic approach to addressing the increasing demand for customer site locations by developing various types of facilities across the BNSF network. BNSF Certified Sites have been reviewed by an industry expert in order to ensure accurate, reliable data. Our goal is to provide an inventory of rail-served sites that are available for immediate development.\*

\* In order to ensure a safe, efficient and economical switch operation, BNSF will want to review and approve the engineering plans to serve each tenant facility.