



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

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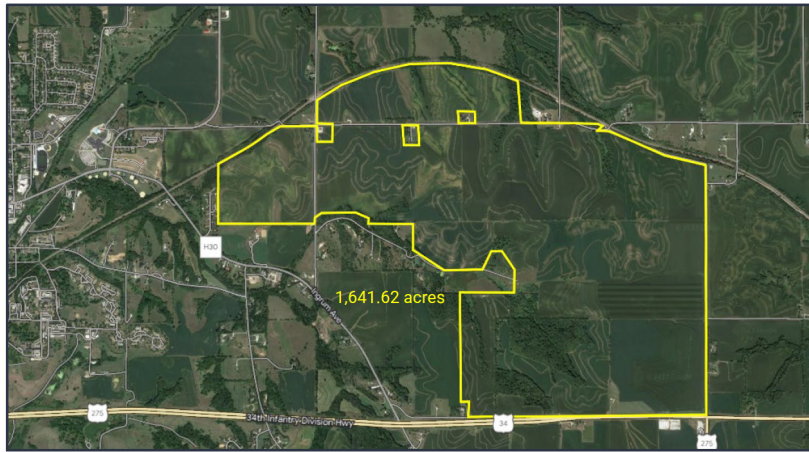
MidAmerican Energy

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SITE PROFILE

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

UTILITIES

Electric	MidAmerican Energy
Gas	MidAmerican Energy
Water	Glenwood Municipal Utilities
Wastewater	Glenwood Municipal Utilities
Telecommunications	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

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

WORKFORCE

Omaha MSA	
Total Employment	510,000
Median Household Income	\$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.