



Seward/Lincoln Regional Rail Campus consists of 194 developable acres (231 total available acres) located in Seward County in the City of Seward. Seward/Lincoln Regional Rail Campus 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**

Seward/Lincoln Regional Rail Campus consists of 194 developable acres (231 total available acres) with the north side of the property running parallel to the BNSF mainline. Rail Campus is conveniently located in south Seward city limits, just off Interstate 80.



**Site Details:**

- 194 acres available for development
- Direct access to BNSF
- Industrial zoning

**CONTACT INFORMATION**

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## SITE PROFILE

<b>Land Area</b>	194 acres
<b>Zoning</b>	Industrial
<b>Price</b>	\$30,000 per acre

## UTILITIES

<b>Electric</b>	City of Seward
<b>Gas</b>	Black Hills Energy
<b>Water</b>	City of Seward
<b>Wastewater</b>	City of Seward
<b>Telecommunications</b>	Various Fiber Optic Providers

## DEMOGRAPHICS

Seward is a community located in Seward County. As of the 2020 census, the population of Seward is 7,643. Seward is in the Lincoln, NE MSA making total workforce labor 227,716.

## POPULATION

<b>City of Seward</b>	
<b>5 mile radius</b>	8,453
<b>10 mile radius</b>	13,982
<b>15 mile radius</b>	20,355
<b>20 mile radius</b>	57,350

## WORKFORCE

<b>City of Seward</b>	
<b>Total Employment</b>	3,297
<b>Annual Average Wage</b>	\$48,574

## 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.