

# MID-AMERICA TRI-STATE RAIL CAMPUS

## 1,000+ Acre Megaside Development-ready parcels with rail access and proximity to major markets.

Boundless industrial and distribution possibilities for this 1,000-acre site offering UPRR rail service and 90-minute access to Kansas City, MO, Topeka, KS, Lincoln, NE and Omaha, NE. Choose Falls City Nebraska's megaside, located in southeast Nebraska, and watch your company grow and prosper!

90-MINUTE ACCESS TO FOUR  
METROPOLITAN AREAS!



Quality infrastructure and rail service guarantee your cargo will reach target markets!

Land-use flexibility and a growing workforce of over 60,000 make the site perfectly suited for:



AGRICULTURE



CONSTRUCTION



MANUFACTURING  
& DISTRIBUTION



WHOLESALE  
TRADE

## 5<sup>TH</sup> BEST STATE FOR BUSINESS

Nebraska came in fifth in Forbes' ranking of the best states for business with high marks for labor supply and growth prospects.

FOR MORE INFORMATION REACH OUT TO:

**BECKIE CROMER**

Falls City Economic Development Contact

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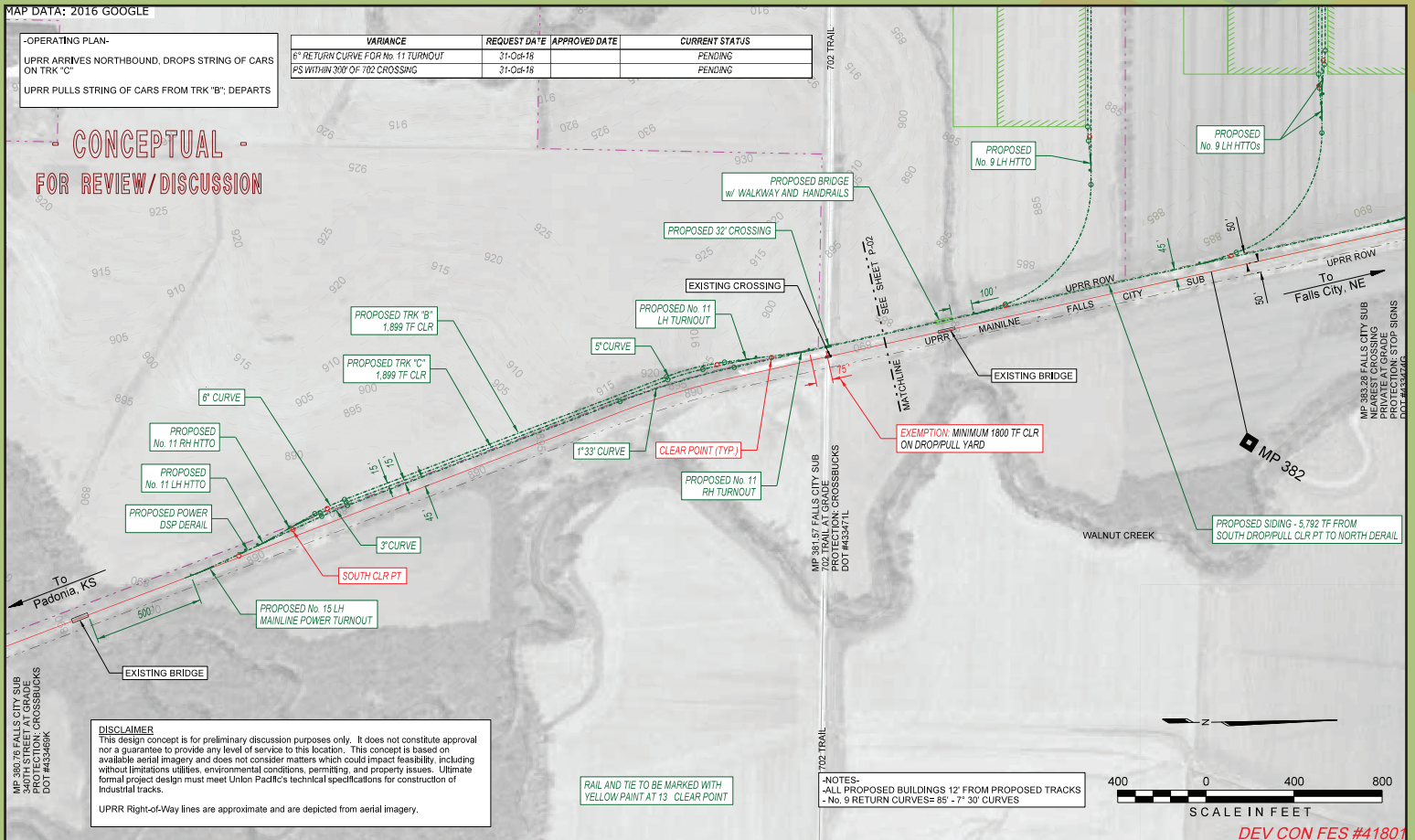
**FALLSCITYEDGE.COM**

MAP DATA: 2016 GOOGLE

**-OPERATING PLAN-**  
 UPRR ARRIVES NORTHBOUND, DROPS STRING OF CARS ON TRK "C"  
 UPRR PULLS STRING OF CARS FROM TRK "B" DEPARTS

| VARIANCE                          | REQUEST DATE | APPROVED DATE | CURRENT STATUS |
|-----------------------------------|--------------|---------------|----------------|
| 6" RETURN CURVE FOR NO 11 TURNOUT | 31-Oct-18    |               | PENDING        |
| FS WITHIN 300' OF 702 CROSSING    | 31-Oct-18    |               | PENDING        |

**CONCEPTUAL**  
**FOR REVIEW/DISCUSSION**



MAP DATA: 2016 GOOGLE

**DISCLAIMER**  
 This design concept is for preliminary discussion purposes only. It does not constitute approval nor a guarantee to provide any level of service to this location. This concept is based on available aerial imagery and does not consider matters which could impact feasibility, including without limitation, utilities, environmental conditions, permitting, and property issues. Ultimate formal project design must meet Union Pacific's technical specifications for construction of industrial tracks.

UPRR Right-of-Way lines are approximate and are depicted from aerial imagery.

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