



*Grow with*  
**IMPERIAL**

---

*Join our small,  
growing community.*

We know what it takes to be successful, especially in this business environment. You need to reduce expenses and increase productivity, getting more from every dollar of investment. Manufacturing, transportation, technology, research and development - every division must excel to be competitive.

You need access to efficient, cost-effective facilities with room for expansion. You need to utilize high-speed networks to compete, share ideas and capture new markets. You need proximity to transportation infrastructure to move raw materials and finished goods. You need a labor force you can depend on and a community that supports your company - now and as you grow.

The City of Imperial has invested more than \$2 million into the Cornerstone Commercial Park, are you ready to take advantage of that investment?

**YOU NEED TO  
LOOK AT** *Imperial*



## INSIDE

---

04 THE IMPERIAL ADVANTAGE

---

05 OPPORTUNITIES & INCENTIVES

---

06 THE CORNERSTONE PROJECT

---

08 CONTACT INFORMATION

---

# Ready to Grow?

## IMPERIAL IS READY FOR GROWTH

The City of Imperial has a strong foundation of services and activities. The Chase County Community Hospital and Clinic is located in Imperial. They provide medical services including routine visits, operating rooms, visiting specialists and a 24/7 Emergency Room.

The educational opportunities in Imperial are also excellent. Chase County Schools is a K-12 school system that provides an excellent education as well as extracurricular activities such as sports, clubs (FFA, FBLA, etc.), and music classes. Mid-Plains Community College has a campus in Imperial. This campus provides on site teaching as well as access to many classes through distance learning. They are also willing to provide any specialized training that businesses require for their employees.

The city also provides many recreation choices including an outdoor pool, parks, a skate park, a children's soccer program and a softball/baseball program. Outdoor activities such as fishing and hunting are also available in the surrounding area.

## SUCCESS...IT'S ALL ABOUT THE DOLLARS AND CENTS.

Imperial provides a great quality of life. Families are safe here. Our city police force consists of four officers who provide 24-hour coverage for the city. Children play outside, walk around town and play at the park by themselves without fear. Imperial offers amenities that are not often found in small towns.

Our downtown is filled with thriving businesses that include several restaurants, a coffee shop, clothing boutique and several other unique stores. Imperial is a regional retail hub that pulls shoppers from Southwest Nebraska, Northwest Kansas and Eastern Colorado.

### DID YOU KNOW?

Imperial is the home to two different corporate headquarters. Frenchman Valley CO-Op's corporate headquarters are located in Imperial along with a large grain storage facility and a fertilizer plant. Allo Communications was founded in Imperial and the headquarters are still located there today. Allo Communications provide internet and cable services through fiber to many communities in Nebraska. They have been purchased by NELNET and have expanded their market to Lincoln, NE and Ft. Morgan, CO.

### DID YOU KNOW?

Imperial is home to the Chase County Fair and Expo. For one week in late August the entire town of Imperial changes. Most businesses shut down on Thursday, Friday and Saturday for at least a half day. Even the City Offices close for half a day. Everyone ends up at the Fair to visit the vendor booths, go to the carnival, or just to sit and visit. The concerts on Friday and Saturday nights are the highlight of the week. A top Country Music act is always booked for one of the evenings and that concert has over 3,000 tickets sold, not bad for a town with a population of just over 2,000.





### BIG SHOPPING CLOSE

Denver is only a three-hour drive from Imperial, as well as many nice shops in Loveland and Fort Collins. The Front Range is also home to many sports venues and recreational activities.



### AIR TRAVEL AVAILABLE

Imperial has a small airport that has public access for private planes or corporate jets. Denver International Airport is a short three-hour drive and provides national and international transportation.



### FAST FREIGHT

Being centrally located between many major freight hubs puts Imperial in a prime area for fast delivery of commercial and personal orders.

## OPPORTUNITIES ABOUND IN IMPERIAL

Whether you are a retailer, service company, manufacturer, or local business ready to expand you will find what you need in Imperial.

Imagine building your life in a community where your children can play outside in safety and participate in many sports through city leagues or through the local high school. Or perhaps you dream of big city shopping or an arts and entertainment scene. Denver is only a three hour drive from Imperial. From there you can fly to any business meeting destination as well.

Imperial is centrally located within the United States. Minneapolis, Kansas City, Denver, St. Louis, Dallas, Albuquerque,

Oklahoma City, and Salt Lake City are all within one trucking day. Although Imperial is not located on an Interstate, high quality state highways lead directly from Imperial to Interstate 80, 76, and 70. Nationwide rail access is provided by Nebraska Kansas Colorado Railway. Imperial also features a 5,000 foot airstrip for private planes or corporate jets.

The residents of Nebraska are known for their tremendous work ethic and Imperial is no exception. Many of our residents grew up on farms or working on farms and have no fear of hard work. The work ethic developed in farm work is a bonus for our local employers. Employers enjoy higher productivity and reap the rewards of independent workers with problem solving skills.

### IMPERIAL SWIMMING POOL

The Imperial Municipal Swimming Pool is located across the street from Chase County Schools. Many Imperial youth participate in Swim Team during the summer, take swimming lessons or simply enjoy hot days in the water. The pool boasts two water slides, a diving board and a walk-in wading pool for younger kids.

### IMPERIAL CITY PARKS

Imperial has four baseball/softball fields, a spring soccer program and is the home to four great city parks. The parks are equipped with many types of playground equipment, picnic areas and a lot of shade.



### IMPERIAL COUNTRY CLUB

The Imperial Country Club is a 9-hole course located on the west edge of Imperial. Youth lessons are available in the summer. Tournaments take place throughout the spring, summer and fall. Memberships and cart rentals available. When you are done golfing you can enjoy a snack and a beverage at "The Back 9" Clubhouse.

### IMPERIAL SKATE PARK

In 2016, a group of 9 and 10-year-old boys started raising money for a skate park. They raised over \$100,000 and with another \$100,000 from the city, the Imperial Skatepark opened in 2018.



## *Imperial is small...* BUT THAT DOESN'T STOP US.

Why choose Imperial instead of hundreds of other rural communities? Imperial is an innovative community that brings dreams to reality.

At the end of 2014, Dana Point Development Corporation from Turlock, California, built eight LIHTC funded low income rental homes, two market rate rentals, and four spec homes totaling approximately \$2.7 million of investment. This project was the first on the Cornerstone Development Property and included a new street and utility infrastructure funded by TIF. It was a project where there were very strict timelines that needed to be met for the LIHTC guidelines. The city staff held special meetings and worked quickly in order to meet those short timelines.

Matt Thomas, President of Dana Point Development Corporation said, "Imperial is the smallest city that I have worked with relative to population size but honestly one of the biggest in terms of effort and cooperation. They were able to meet the deadlines and go the extra mile while also being creative and flexible to enable the project to go through. We plan and look forward to developing more housing in Imperial in 2017 and beyond. The city staff is exceptional to work with, I would recommend them to anyone looking to invest in the community."

Since 2013 the city has completed 3 TIF projects including the Dana Point Development project, Scott's Pump Service and Harchelroad Motors' new dealership building which is adjacent to the Cornerstone Development Property.

The city has also conducted two major new infrastructure projects since 2013. The city built 2nd and 3rd streets in the Cornerstone as well as the corresponding utilities an investment of \$1.7 million dollars. There were also two major street paving projects completed during that time. The Imperial Airport also was able to improve its runway and taxiways during the past several years.

Improvement and innovation doesn't stop with the City. Chase County Schools is located in Imperial and provides a high quality K-12 education with innovative programs such as the 5th year program where high school students can take a special course load that provides them with an associate's degree from MidPlains Community College's Imperial Campus with only one year of schooling past high school. The city and school worked together on a new city swimming pool. The pool locker room is also a concession stand and locker room for the high school football stadium. This kind of cooperation enables the City and School to provide high quality services that are not readily available in other communities of our size.

## NEW CORNERSTONE COMMERCIAL PARK

\*Final plat and zoning decisions are negotiable to meet the needs of your organization.



Large New Industrial, Commercial and Residential Development 2011

## IMPERIAL FEATURES

- Manufacturing
- Agriculture Production
- Commercial and Retail Center
- Highway Access
- Rail and Private Air Access
- Health Care Center
- Advanced Education and Training
- Development Incentives
- Outdoor Recreation
- Mid-Plains Community College



### LIGHT INDUSTRIAL

Lots range in size from 4.39 acres to 4.89 acres. Lots can be combined to form a lot as big as 9.77 acres. Each lot has utilities available including streets, water, electric, natural gas and fiber.

Approved zoning uses include data centers, custom kill butchers, bottling works, contractor's office, greenhouse and nurseries, mini-warehouses and many more.



### COMMERCIAL

Lots range in size from 9.14 acres to 2.75 acres. Each lot has utilities available including streets, water, electric, natural gas, and fiber.

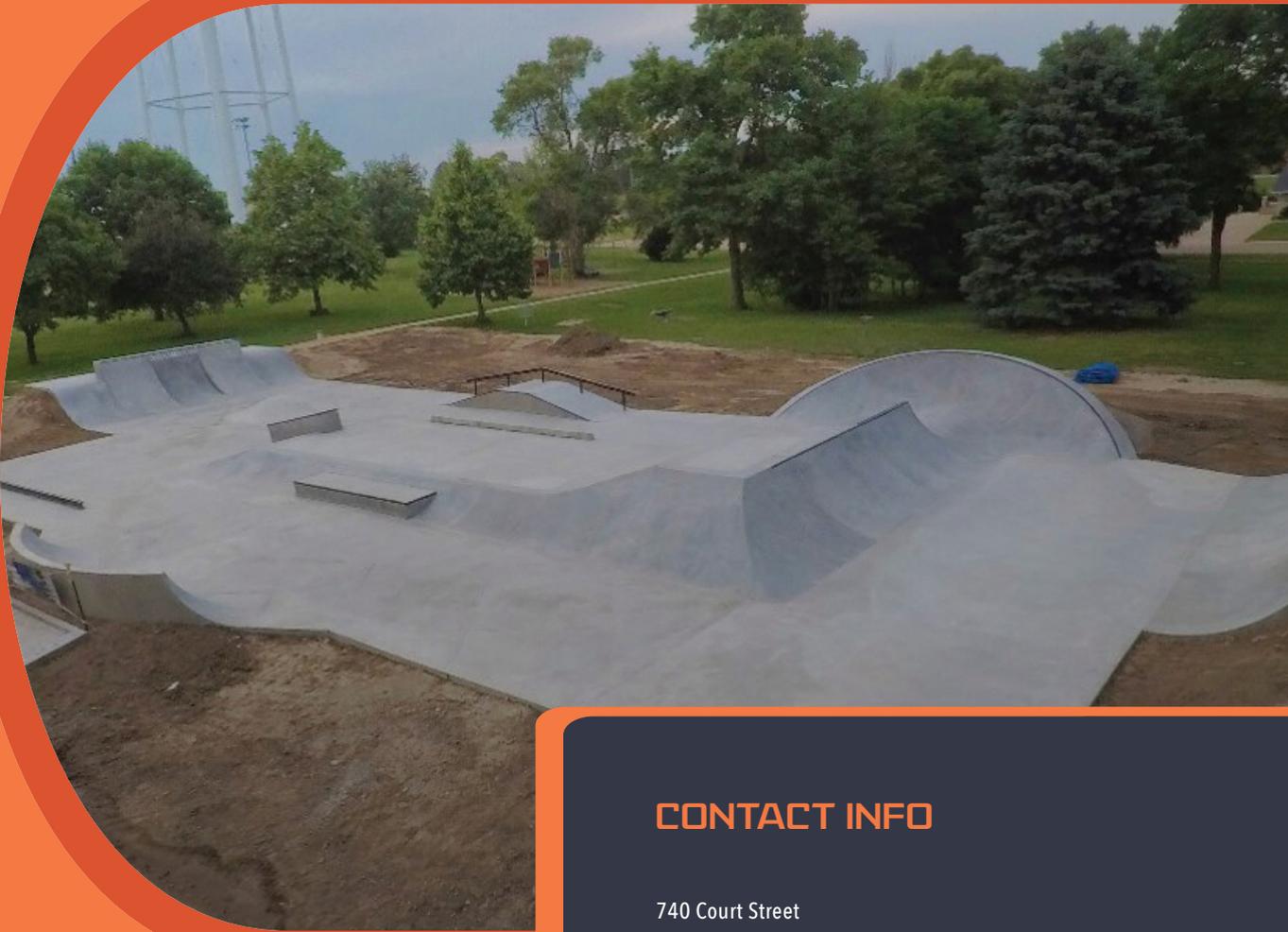
Approved highway commercial zoning uses include ag implement sales and service, hotels, lumber yards, mobile home and trailer sales, professional and medical offices, restaurants and many more.



### RESIDENTIAL

Lots range in size from 16,085 sq. ft. to 10,627 sq. ft. Each lot has utilities available including streets, water, electric, natural gas and fiber.

Approved multi-family residential zoning uses include single family dwellings, duplexes, multi-family dwellings, nursing homes, hospitals and more.



## CONTACT INFO

740 Court Street

P.O. Box 637

Imperial, NE 69033

308-882-4367

*econdev@imperial-ne.com*

**WWW.IMPERIAL-NE.COM**