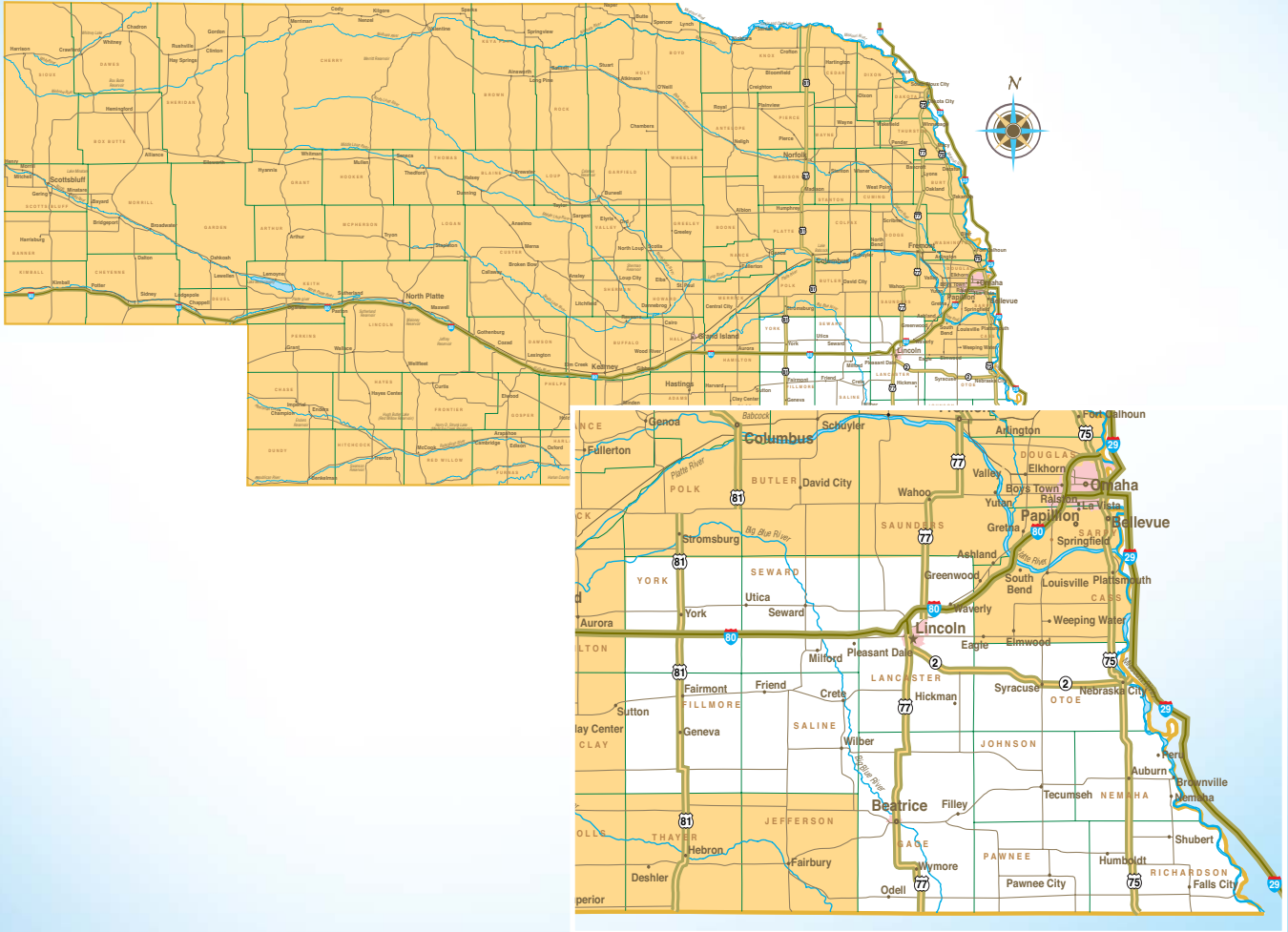




All roads lead here.

**Chart a path to business growth
in southeast Nebraska.**





**Put your business on the map
in southeast Nebraska.**

Southeast Nebraska . . . it's in the middle of everywhere.

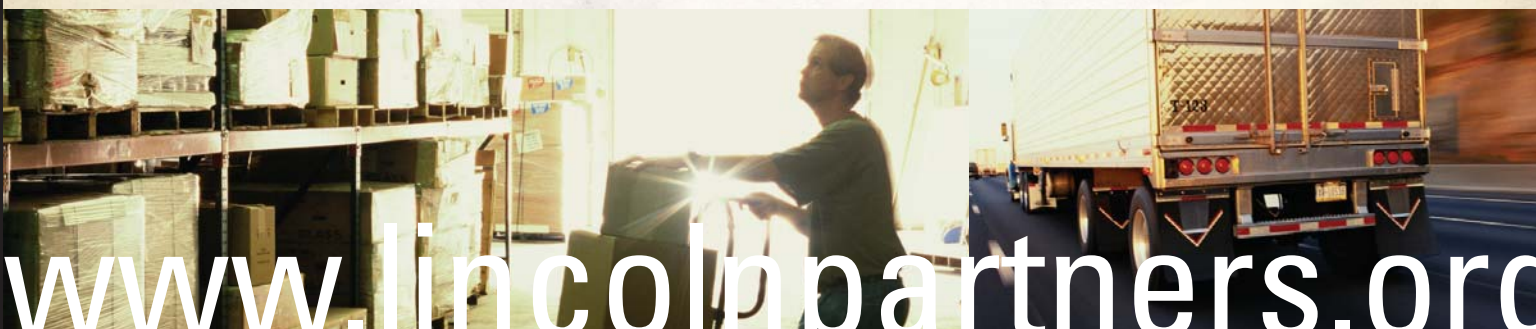
When it comes to growing a business, location is key. In southeast Nebraska, your business will enjoy a resource-rich economy, diligent employees, and a climate that promotes growth . . . and a whole lot more.

The Lincoln area is a region with a diversified economy, a strong agricultural history, and robust manufacturing and service industry sectors—all supported by a complete transportation and distribution network.

What's so great about the Lincoln area?

- ~ One of the **"Best Places for Business & Careers"** (Forbes.com)
- ~ One of the **"Best Places in the U.S. to Locate a Company"** (*Expansion Management* magazine)
- ~ One of the **"Best Small Metro Areas for Starting and Growing a Business"** (*inc.* magazine)
- ~ **"Entrepreneurial Hot Spot"** (National Policy Research Council)
- ~ One of the **"Best Cities for Families"** (*Child* magazine)
- ~ A **"Five Star Community"** for quality of life (*Expansion Management* magazine)

Information from the Lincoln Partnership for Economic Development



www.lincolnpartners.org

Southeast Nebraska resources

Location, location, location

Southeast Nebraska is in the center of it all . . . literally. Nearly equidistant from the east and west coasts, Lincoln area businesses can reach just about anyone in America and save money while doing it. In fact, there are more than 42 million people within a 500-mile radius. That's what we call a central location. With this location comes dynamic telecommunication networks and reliable, cost-competitive utilities.

Transportation advantage

Not only are Lincoln area businesses within easy reach of the rest of the country, they also have access to a wealth of transportation and distribution options, including numerous motor carriers, two major railroads, several short-line rail systems, and multiple national air cargo transporters.

Dedicated, talented workforce

Employers in southeast Nebraska have testified to the quality of the area's workforce, describing their employees as dedicated, reliable, knowledgeable, and productive.

And it's no wonder. Along with the legendary Midwestern work ethic, the population of the Lincoln area is also highly educated and skilled . . . the area is home to 10 colleges, universities, and vocational technical schools.

Southeast Nebraska's workforce also enjoys a low cost of living and highly rated public and private schools whose students score well above the U.S. average on achievement tests.

Here's the best part: **This population of educated, hard-working potential employees is growing every year.**

Lincoln Area Population, Age, and Income

	1990	2000	2005	% Increase 1990 to 2000
Total Population	335,050	373,266	387,856	11.40%
Total Households	130,174	147,968	151,467	13.70%
Median Age	32.6	34.5	34.9	1.16%
Per Capita Income	\$12,781	\$19,553	\$21,570	53.00%

Falls City

Set between two major metros (Kansas City and Omaha), Falls City prides itself on its metal fabrication heritage and investments made in its youth.

Fillmore County

Conveniently located on transcontinental U.S. Highway 81 and just 15 minutes from I-80, Fillmore County offers quality employees that benefit from short commutes to work and play.

Gage County

Dedicated to a strong pro-business climate for all companies, Gage County also provides a strong infrastructure, diverse economy, skilled employees, and a high quality of life. Your future is our future.

Lincoln

As Nebraska's capital city, this steadily growing metropolis houses state government and the flagship campus of the University of Nebraska.

Otoe County

Less than one hour from Nebraska's two largest cities and situated near major highways connecting every surrounding state, Otoe County is the geographic center of the United States. The diverse economy features manufacturing, power generation, and tourism.

Seward County

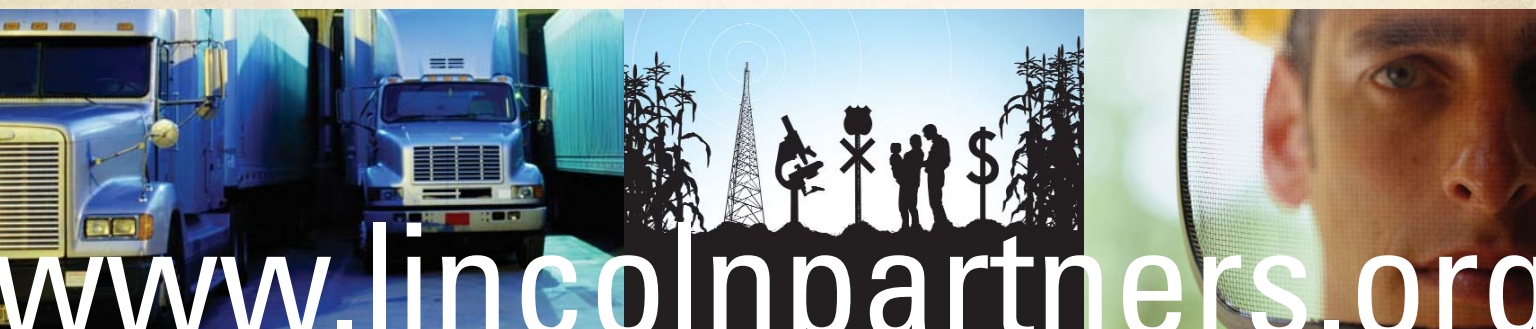
Connected to Lancaster County by I-80, the county seat is just 30 minutes from downtown Lincoln and the municipal airport. The county is home to Concordia University and Southeast Community College.

Tecumseh

Located near major highways and within 50 miles of Omaha and Lincoln, Tecumseh offers an economically and ethnically diverse community with employers in the food processing, manufacturing, corrections, and agriculture industry sectors.

York County

Situated at the crossroads of I-80 and the Mexico-to-Canada I-35/U.S. 81 Expressway, York County offers diversified manufacturing and strong service sector industries, as well as an educated population.



www.lincolnpartners.org

The right climate for business growth

You can't successfully grow a business without support from the community. That's why in southeast Nebraska, we've developed an environment that's aggressively pro-business . . . so you'll have the foundation and incentives you need to start growing your business in our fertile soil.

High-quality, low-cost living

There's a reason Nebraska is called "the good life state." The Lincoln area in particular offers you and your employees countless educational, cultural, and recreational opportunities . . . all at a cost that's surprisingly low relative to other markets. Businesses in southeast Nebraska pay less for utilities, real estate, transportation, and payroll!

Business incentives

Lincoln area businesses have access to a host of benefits other markets simply don't offer. You'll pay no sales tax on manufacturing equipment, enjoy customized job training for your employees, and have access to tax increment financing.

And that's not all. The Nebraska Advantage Act provides qualified companies with:

- ~ Credits for qualified, new investment
- ~ Wage credits that may be applied to withholding
- ~ Sales tax credits for qualified purchases
- ~ Sales tax credits for capitalized and expensed purchases



www.lincolnpartners.org

Don't take our word for it.

Here's how businesses really feel about the advantages the Lincoln area offers.

"As a business community, Lincoln has a diverse economic base and a strong higher education system. The work ethic, productivity, and quality focus of the labor force is unmatched. Our central geographical location makes the region easy to reach from any area of the country."

~**Marc LeBaron**, CEO
Lincoln Plating

"The success of the operation is a direct result of our ability to employ a high-quality workforce. The strength of our workforce has solidified our position in the aerospace industry."

~**Mark Stevens**, Plant Manager
Hamilton Sundstrand (Subsidiary of United Technologies Corporation)

"The workforce has proven time and again to be second-to-none anywhere in the world. The work ethic, ingenuity, and strong desire for continuous improvement shown by our workforce cannot be duplicated."

~**Mike Bell**, Director of Operations
Molex Incorporated

"The business climate in the greater Lincoln area was a key contributor in locating our newest distribution center. Our relationship with the community has been excellent, and we are extremely happy with our choice to locate in Nebraska."

~**Mike Graham**, Vice President
*Logistics and Supply Chain,
Tractor Supply Company*

"We found the business climate to be extraordinary. Accuma found highly trained people with great attitudes in the workforce. Accuma's success comes from seeing our investment begin to pay for itself much sooner than expected with even better results than hoped."

~**Pat Greenwood**, Plant Manager
Accuma Corporation

"The people who comprise the Lincoln region offer Ameritas a competitive advantage. Simply put, the people are a well-educated and highly productive workforce. There is no question that the foundation of our success has come from the hard work, talent, and dedication of Ameritas associates."

~**JoAnn Martin**, President and CEO
Ameritas Life Insurance Corp.

"To be located in the center of our shipping points—as well as the tremendous tax incentives, business climate, local support, and the very positive work ethic of Encore employees—gives us a clear advantage over our competition in the marketplace."

~**Dick Tegtmeier**, Chairman of the Board
Encore Manufacturing

"The quality of the workforce available in southeast Nebraska made it possible for Cargill to more than double our production volume in a year."

~**Roger Wilson**, General Manager
Cargill Value Added Meats



Find out more now at www.lincolnpartners.org

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