

# EXPOSÉ

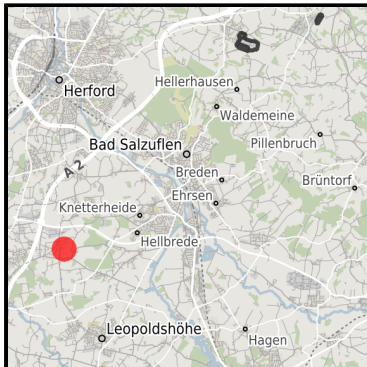
## Stadt Bad Salzufen - Ortsteil Lockhausen (Leopoldshöher Straße)

Ort: Bad Salzufen

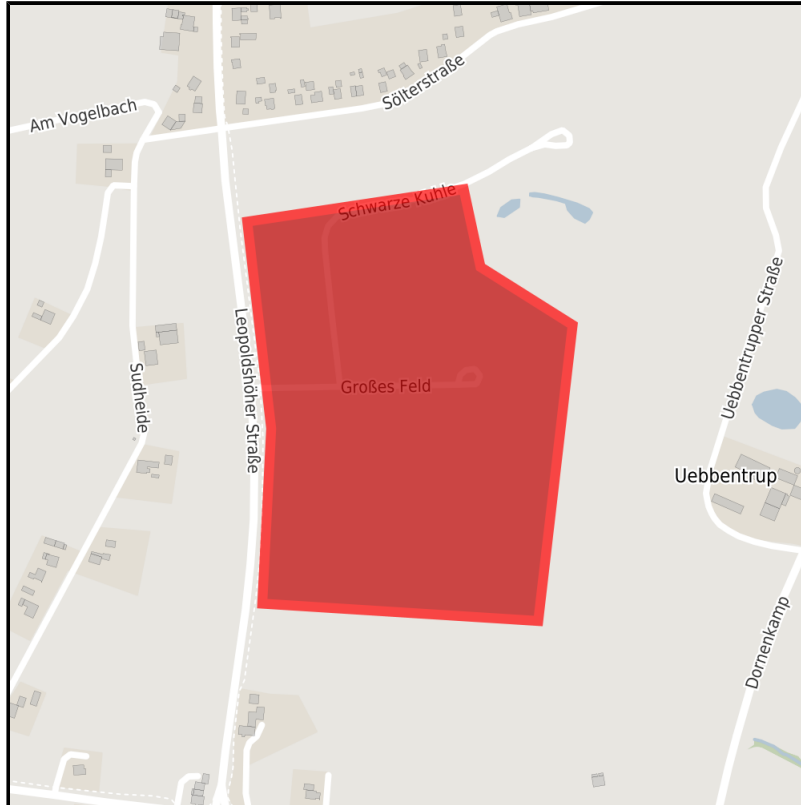
[www.germansite.de](http://www.germansite.de)



Regional overview



Municipal overview



Detail view

**Stadt Bad Salzuflen - Ortsteil Lockhausen (Leopoldshöher Straße)****Ort: Bad Salzuflen**[www.germansite.de](http://www.germansite.de)**Parcel**Area size 134,000 m<sup>2</sup>Price 95.00 €/m<sup>2</sup>

Price comment The preliminary guide price per square meter is approximately €95.00. All development costs for the final price calculation are currently being compiled. As part of the sales process, there will be a bonus system that provides price advantages for companies that, for example, demonstrate a sustainable business concept, create jobs, build in a space-efficient manner, are based in the city area, or present energy-efficient and/or ecological building concepts.

Availability Immediately available area

Availability comment Decisions regarding the timeline of the sales process depend on the approval of the political bodies and committees.

Divisible Yes

24h operation No

Description The fundamental urban planning objective is to market planning rights for the most flexible possible commercial use options, while appropriately taking the landscape setting into account.

Specifics The particularly convenient location offers direct access to the A2 motorway via the Ostwestfalen-Lippe interchange in the direction of Hanover and Dortmund. Further connections in the north-south direction are provided by the A1 and A7 motorways.

**Links**

Video-Clip (Vorstellung Gewerbegebiet)

Standort-Exposé

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### Details on commercial zone

Quality of Life meets Economy Strength

Future-Oriented Site for Innovative Industries The area offers optimal conditions for manufacturing companies in the following sectors: - Health & Medical Technology - Food & Beverage Industry - Pharmaceutical and Life Sciences Production With its strong infrastructure, existing healthcare facilities, and high visitor numbers, Bad Salzuflen ranks among Germany's leading spa destinations.

Main industry sector Health & Medical Technology, Food & Beverage Industry, Pharmaceutical and Life Sciences Production

Main companies Produzierendes Gewerbe

Industrial tax multiplier 496.00 %

Information on purchase price development costs for the final price calculation are currently being compiled.

Availability Decisions regarding the timeline of the sales process depend on the approval of the political bodies and committees.

Area type GE  
Sustainable Business Development: Bonus System for Companies

Specifics When selling plots, the following factors positively influence pricing:  
- Sustainable company concepts  
- Creation of new jobs  
- Space-saving construction  
- Local business origins (from Bad Salzuflen)  
- Energy-efficient and ecological construction approaches

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### Transport infrastructure

Freeway	A 2	1.6 km
Freeway	A 33	18 km
Freeway	A 30	26 km

### Information about Bad Salzuflen

More information: [www.bad-salzuflen.de](http://www.bad-salzuflen.de)

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