

FOR SALE - EASTRIDGE ROAD I, SYRACUSE, NE 68446

LAND | 34.56 ACRES | \$1,400,000



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

PRESENTED BY:

Daniel Dutton

402.677.1247

ddutton@lee-associates.com

Daniel J. Goaley

402.690.0400

dgoaley@lee-associates.com

Ammar Abu-Hamda

402.430.1982

abu@lee-associates.com

12020 Shamrock Plaza, Suite 333 Omaha, NE 68154

531.721.2888



FOR SALE

ROAD I, SYRACUSE, NE 68446

Land | 34.56 Acres | \$1,400,000



PROPERTY DESCRIPTION

Great opportunity for a residential developer or home builder. Plat has been created by engineer and ready for City approval. Complete grading was completed 10 years ago and estimated to still be in good condition. Water, gas and electric is located close to the property. Sewer is possible through septic or construction of a pump house. New grain elevator was constructed within the last few years and continues to grow. Nebraska Prison in Tecumseh is located 20 minutes to the south adding to the demand for housing in the area. Home to an office and yard for OPPD. With the strong ag market, Syracuse continues to be a highly desirable town.

LOCATION DESCRIPTION

Syracuse is a fast growing community located on Hwy 2 a four lane highway. 30 minutes East of Lincoln and 45 minutes South of Omaha.

PROPERTY HIGHLIGHTS

- Housing demand and the demand for new construction is strong
- Syracuse is home to an Elementary, Middle and High School
- New hospital was recently completed

OFFERING SUMMARY

Sale Price: \$1,400,000

Lot Size: 34.56 Acres

CONTACT

Daniel Dutton

dutton@lee-associates.com
C 402.677.1247

Daniel J. Goaley

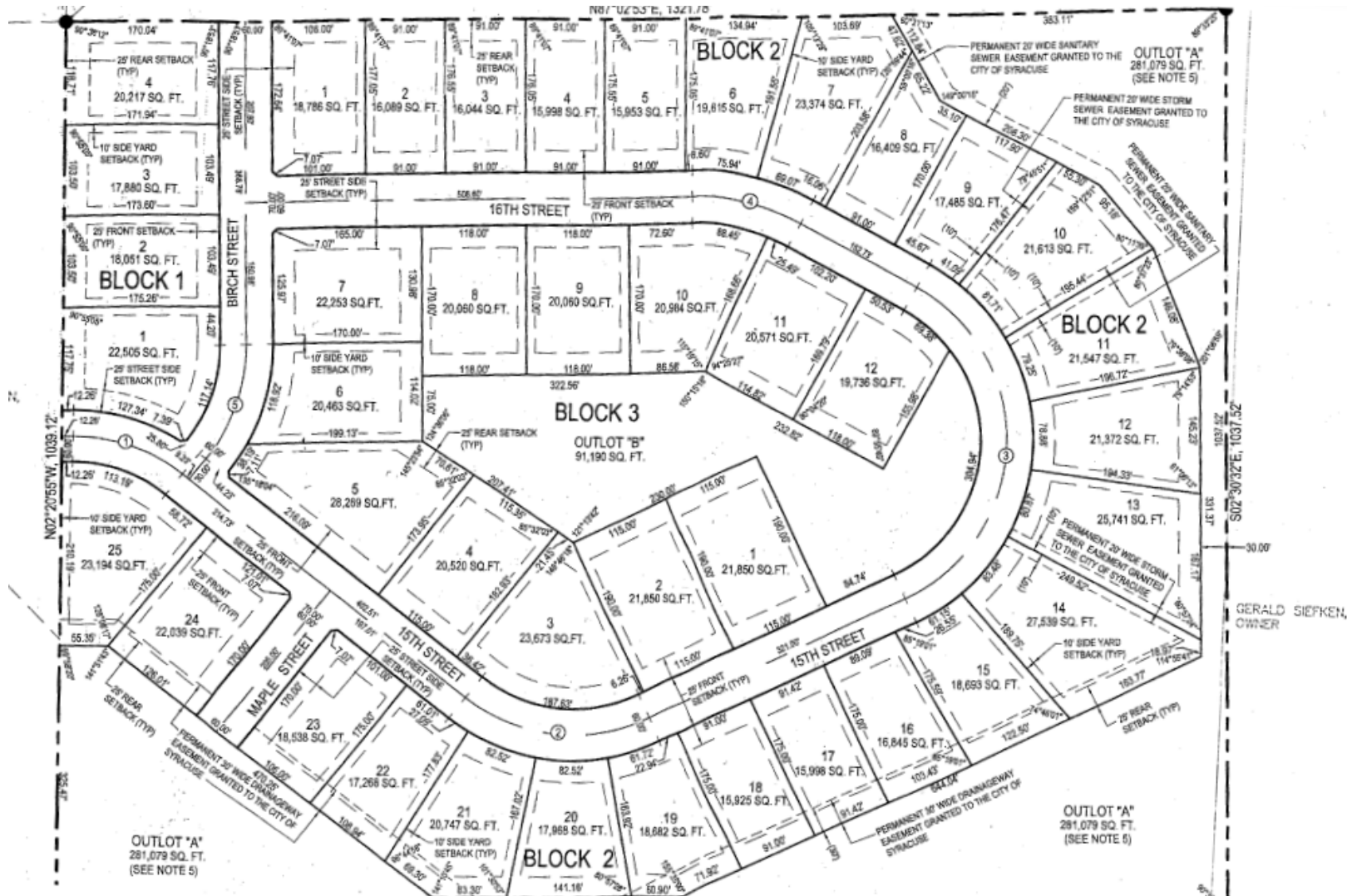
dgoaley@lee-associates.com
C 402.690.0400

Ammar Abu-Hamda

abu@lee-associates.com
C 402.430.1982

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

FOR SALE
ROAD I, SYRACUSE, NE 68446
Land | 34.56 Acres | \$1,400,000



CONTACT

Daniel Dutton
 dutton@lee-associates.com
 C 402.677.1247

Daniel J. Goaley
 dgoaley@lee-associates.com
 C 402.690.0400

Ammar Abu-Hamda
 abu@lee-associates.com
 C 402.430.1982

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

FOR SALE

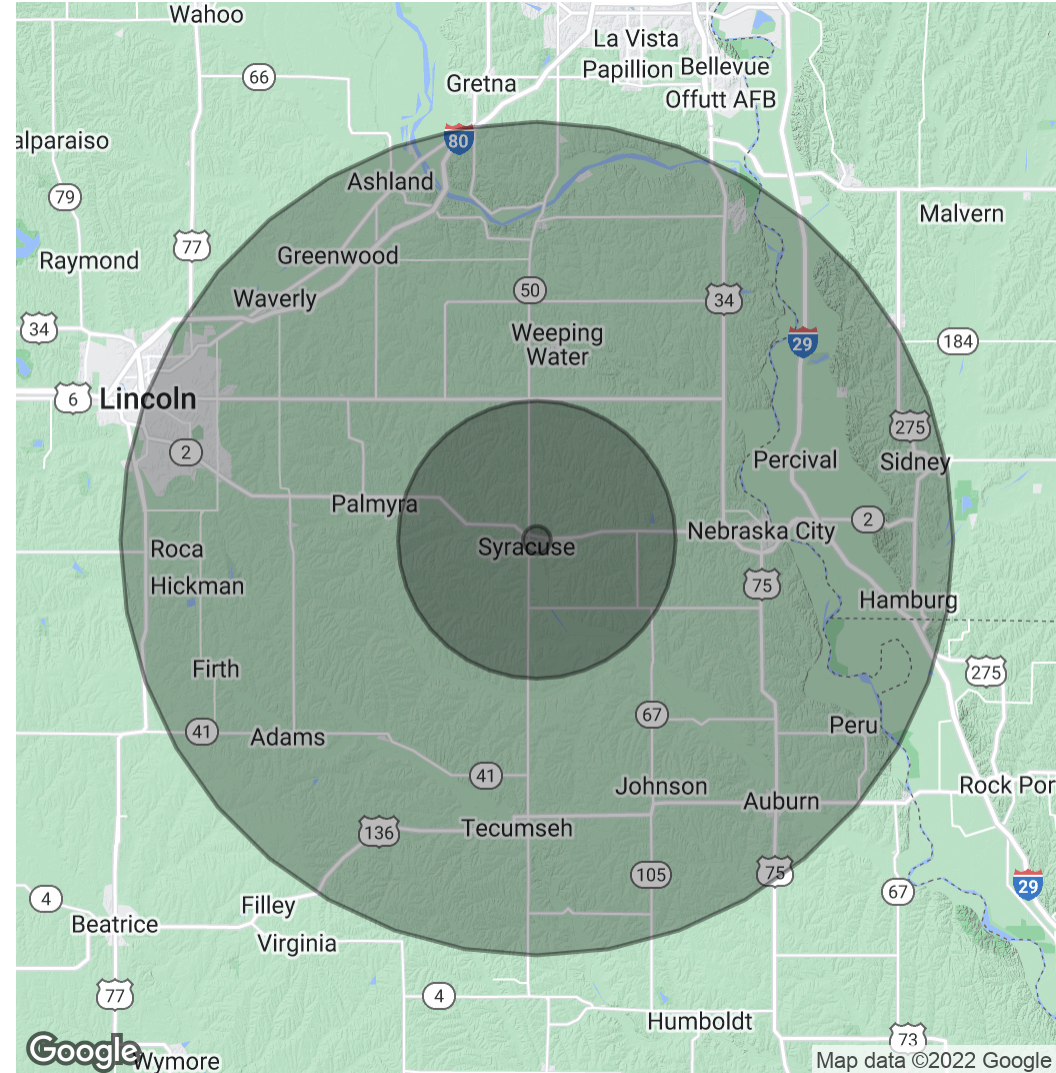
ROAD I, SYRACUSE, NE 68446

Land | 34.56 Acres | \$1,400,000

POPULATION	1 MILE	10 MILES	30 MILES
Total Population	73	6,033	83,451
Average Age	44.5	43.4	40.6
Average Age (Male)	42.9	42.0	39.5
Average Age (Female)	47.2	45.5	42.0

HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total Households	30	2,474	32,110
# of Persons per HH	2.4	2.4	2.6
Average HH Income	\$58,548	\$61,052	\$70,366
Average House Value		\$151,126	\$180,933

* Demographic data derived from 2010 US Census



CONTACT

Daniel Dutton
ddutton@lee-associates.com
C 402.677.1247

Daniel J. Goaley
dgoaley@lee-associates.com
C 402.690.0400

Ammar Abu-Hamda
abu@lee-associates.com
C 402.430.1982

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

FOR SALE
ROAD I, SYRACUSE, NE 68446

Land | 34.56 Acres | \$1,400,000



CONTACT

Daniel Dutton
ddutton@lee-associates.com
C 402.677.1247

Daniel J. Goaley
dgoaley@lee-associates.com
C 402.690.0400

Ammar Abu-Hamda
abu@lee-associates.com
C 402.430.1982

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

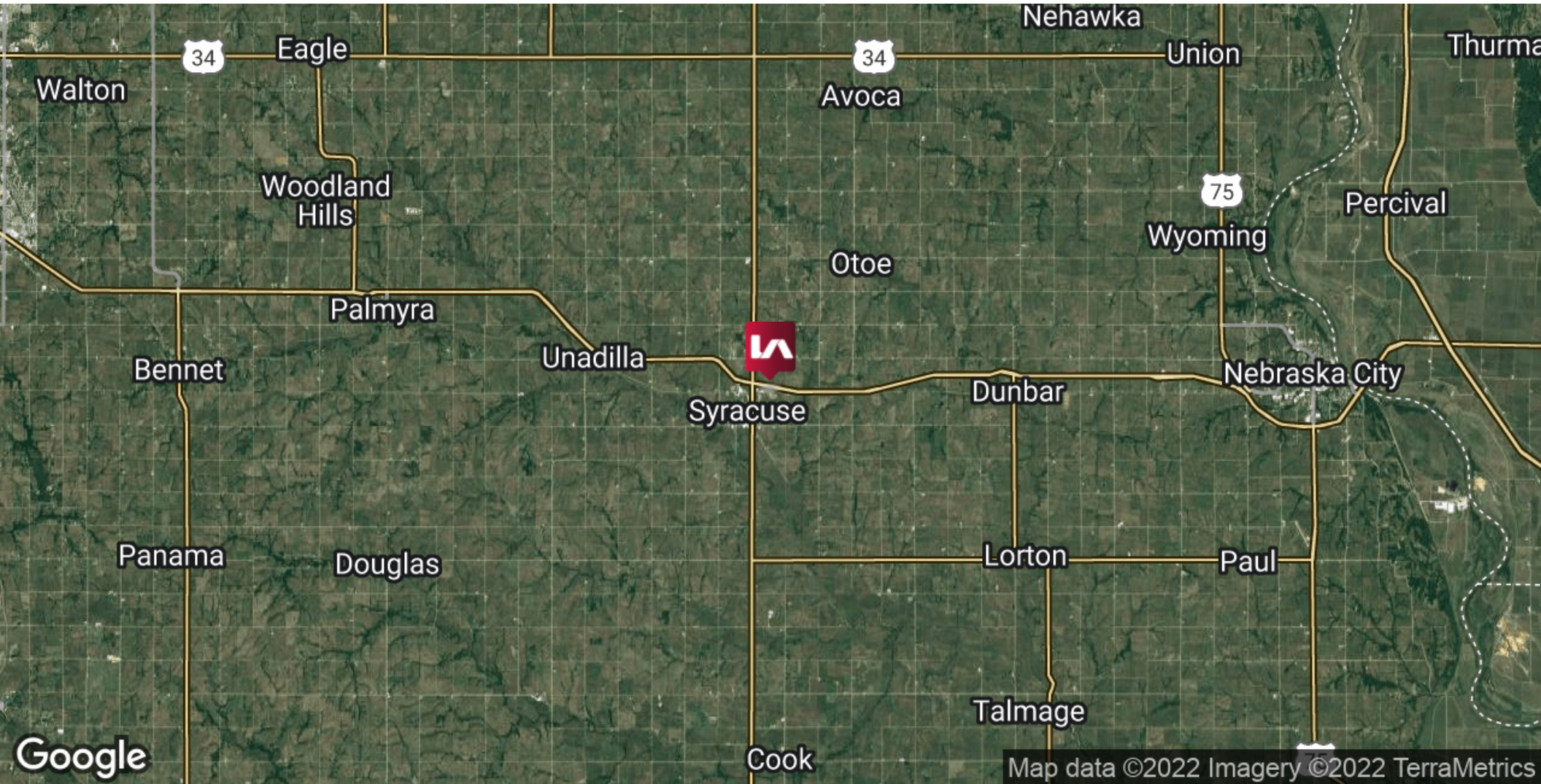
FOR SALE

ROAD I, SYRACUSE, NE 68446

Land | 34.56 Acres | \$1,400,000



COMMERCIAL REAL ESTATE SERVICES



CONTACT

Daniel Dutton
ddutton@lee-associates.com
C 402.677.1247

Daniel J. Goaley
dgoaley@lee-associates.com
C 402.690.0400

Ammar Abu-Hamda
abu@lee-associates.com
C 402.430.1982

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.