



FOR SALE: ARBOR ROAD LAND

3801 Arbor Road, Davey, NE, 68336 | 309.61 acres (13,486,611 SF) | \$12,056,916 (\$0.15-\$1.25 PSF)

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ABOUT THE PROPERTY

Excellent opportunity to acquire ground near 56th St and Arbor Rd. This site is TIF eligible and has excellent access to I-80 with interstate visibility to one of the parcels. This area is seeing a large development of industrial/flex and a future travel center located near 56th and I-80.

S29, T11, R7, 6th Principal Meridian, Lot 38 SW
S30, T11, R7, 6th Principal Meridian, Lot 68 SE & SE SE
S30, T11, R7, 6th Principal Meridian, Lot 74 SE
S31, T11, R7, 6th Principal Meridian, Lot 5 NE & SE NE

SPACE DETAILS

- ▶ 309.61 acres
- ▶ \$12,056,916 (\$0.15-\$1.25 PSF)
- ▶ 255 buildable acres
- ▶ Zoning: Ag



ABOUT THE PROPERTY

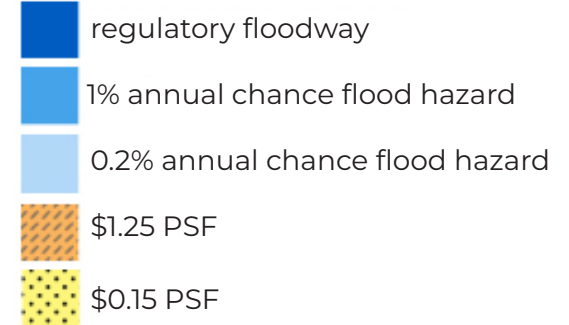
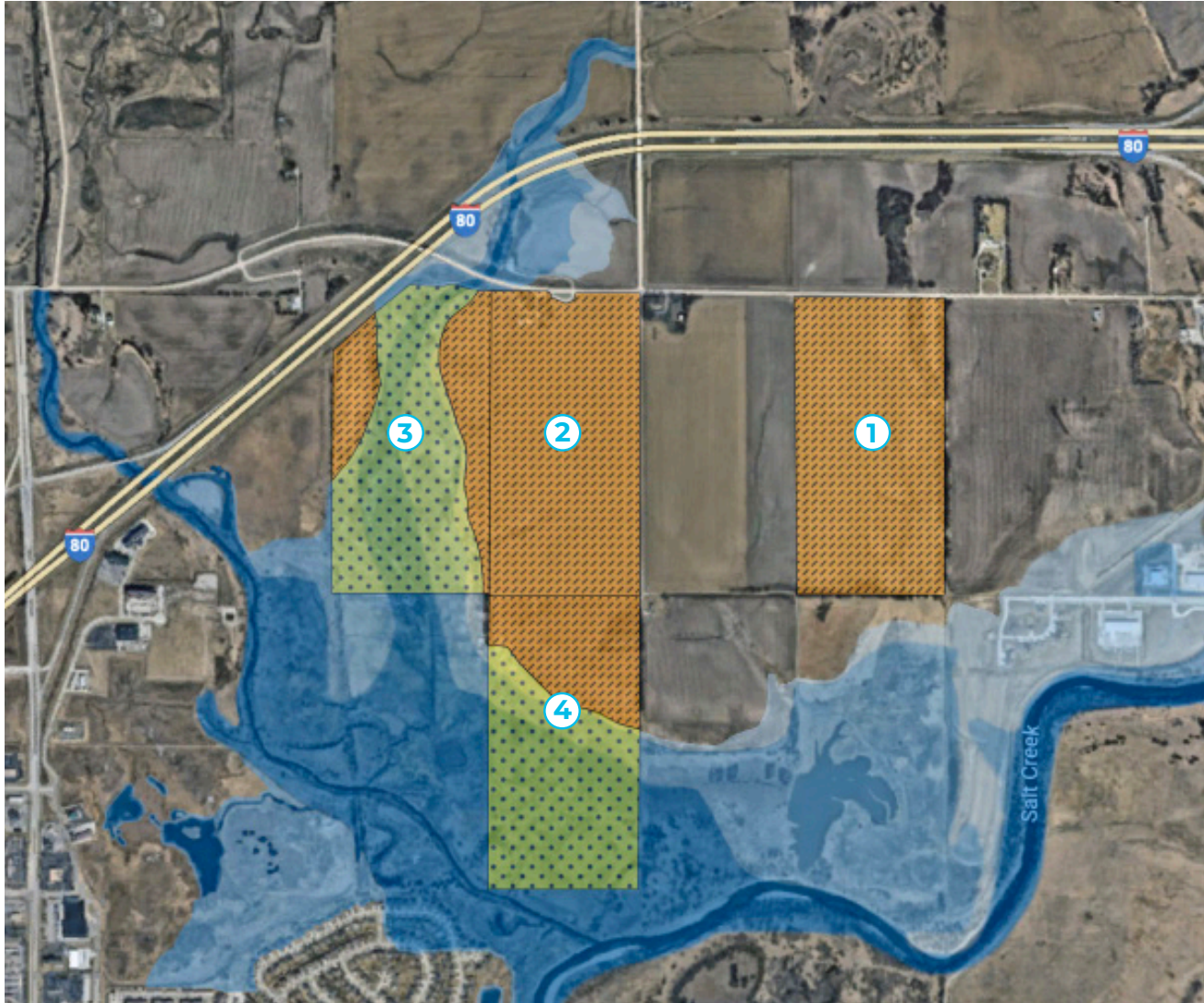


SPECIFICATIONS

Total Land: 309.61 acres

- ① Furthest East Ground on Arbor Rd: 78.5 acres (3,419,651 SF)
- ② 3801 Arbor Rd: 76.41 acres (3,328,420 SF)
- ③ West Parcel on Arbor Rd: 77.35 acres – partial floodplain (3,369,366 SF)
- ④ South Parcel: 77.35 acres – partial floodplain (3,369,366 SF)

ABOUT THE PROPERTY



- ① \$1.25 PSF**
 78.5 acres
 (3,419,651 SF x \$1.25= **\$4,274,325**)
- ② \$1.25 PSF**
 76.41 acres
 (3,328,229 SF x \$1.25= **\$4,160,286**)
- ③ \$0.15-\$1.25 PSF—partial floodplain**
 77.35 acres
 (2,073,305 SF x \$0.15 = \$1,036,652.50)
 (1,296,061 SF x \$1.25 = \$2,592,122)
\$1,931,072
- ④ \$0.15-\$1.25 PSF—partial floodplain**
 77.35 acres
 (2,303,161 SF x \$0.15 = \$1,151,580.50)
 (1,066,205 SF x \$1.25 = \$2,132,410)
\$1,691,233

Total Ground: 309.61 acres
\$12,056,916

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



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