

COMMERCIAL LAND

Northeast Hwy 50 & Hwy 2 | Syracuse, NE 68446

43,560 SF Development Land | 10 Acres

Price: \$2.29 SF



BROKER:
BJ Burrows
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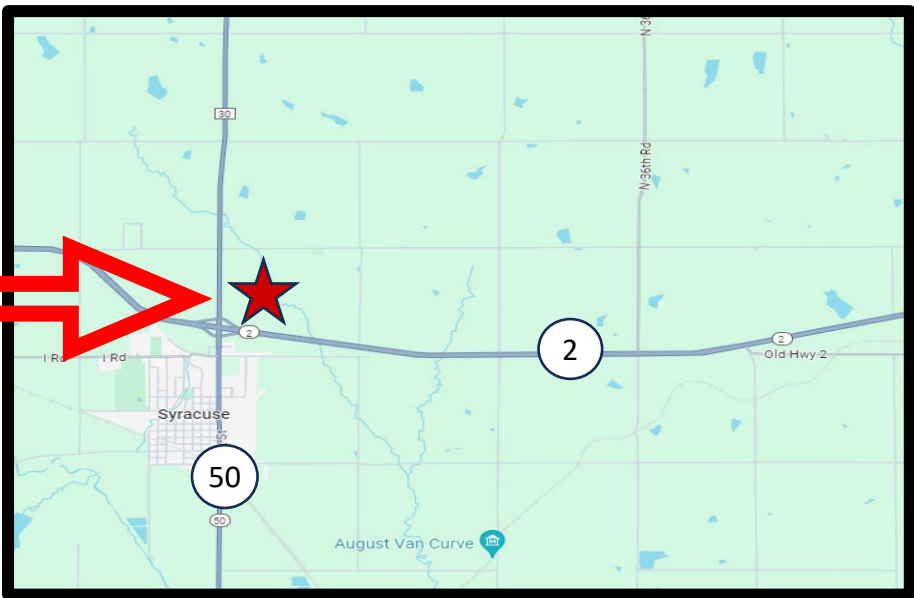
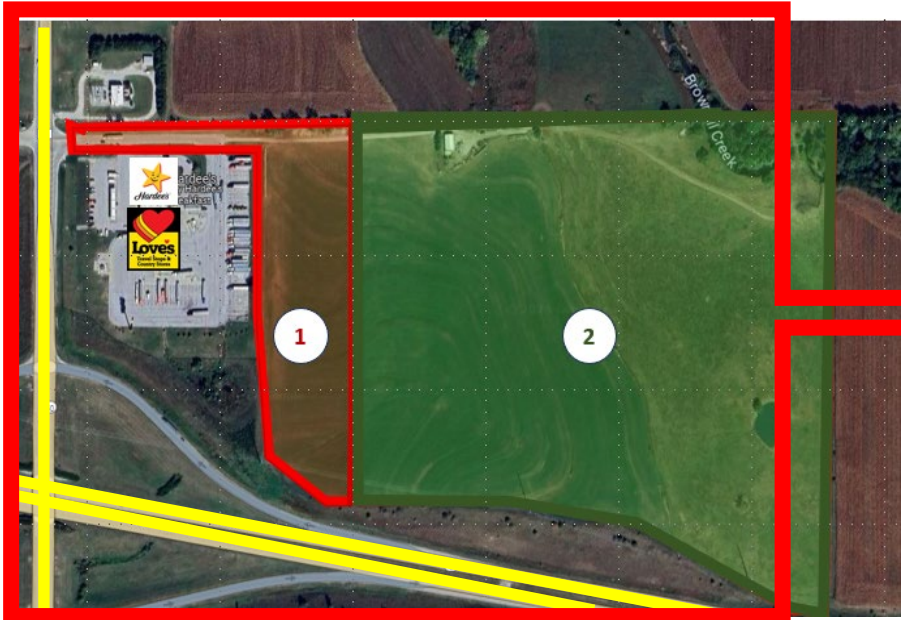
LISTING AGENT:
Mike Harris
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BURROWS TRACTS
REAL ESTATE



BURROWSTRACTS.COM

Northeast Hwy 50 & Hwy 2 | Syracuse, NE 68446 - Summary



SALES SUMMARY

Sale Price: \$2.29 SF
 Lot Sizes: +/- 10 Acres
 Zoned: AG/Future Commercial Use

HIGHLIGHTS

- Located along Nebraska Highway 2
- Easy access off Hwy 2 and Hwy 50
- Crossroads to Omaha and Lincoln.
- Lots of Truck and Traffic at Loves
- Ideal for multiple uses

TRAFFIC INFORMATION

Hwy 2 Traffic count 9600 (Daily)
 Hwy 50 Traffic Count 5700 (Daily)
 20 Minutes From Lincoln
 45 Minutes from Omaha
 15 Minutes from Nebraska City

DEMOGRAPHICS

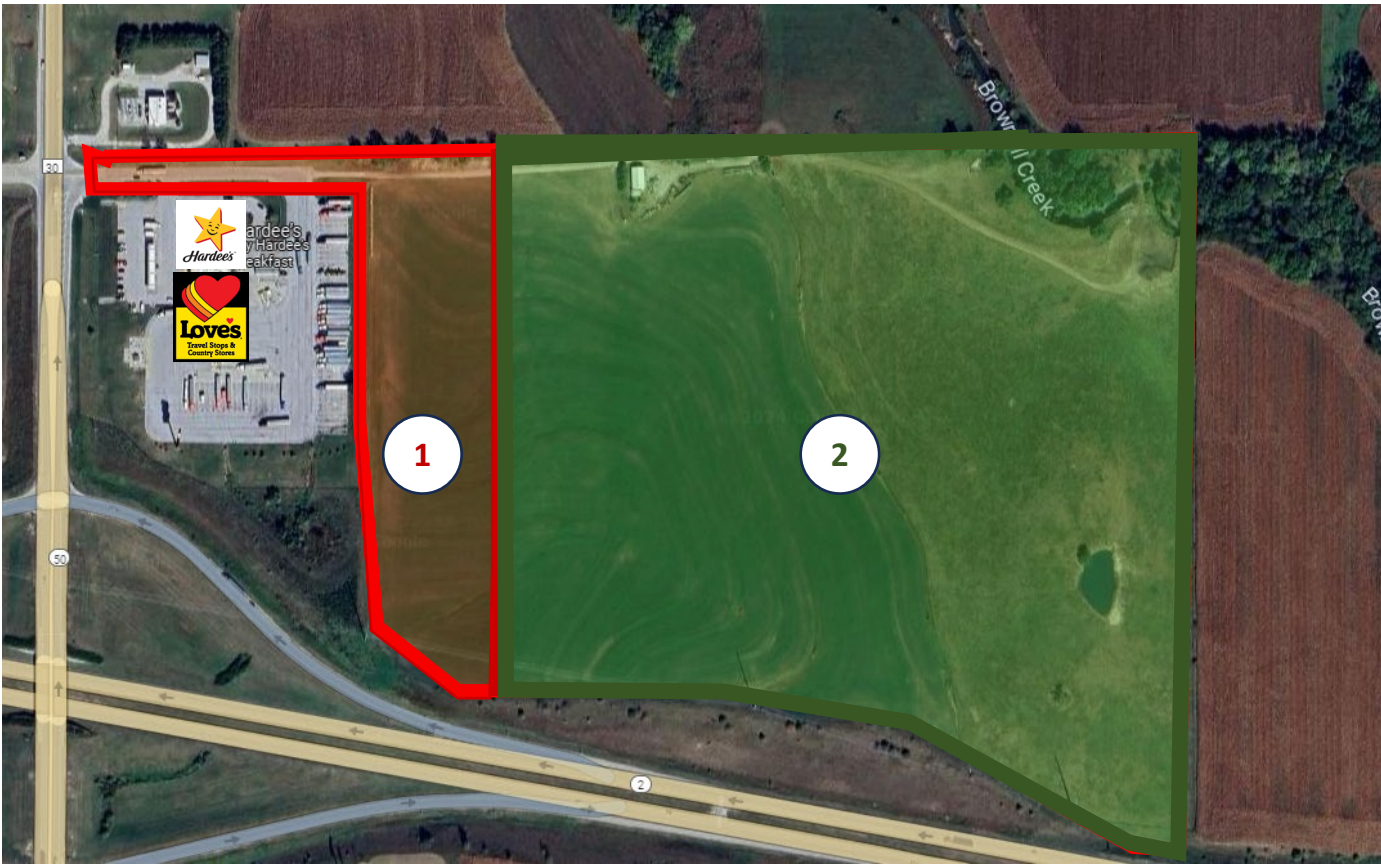
	Syracuse	Otoe County	Nebraska
Population	2K	16K	1.95M
Population Density per Sq Mi	1.47K	26	25
Median Age	43	42	37
Male / Female Ratio	46%	52%	50%
Income Per Capita	\$33,570	\$36,817	\$35,189
Median Household Income	\$66,250	\$73,031	\$66,644
Median Estimated Home Value	\$264K	\$254K	\$272K
% Own Home	73%	77%	67%

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Northeast Hwy 50 & Hwy 2 | Syracuse, NE 68446 – Lot Details



<u>Parcel</u>	<u>Size</u>	<u>Price Per SF</u>	<u>Highlights</u>
1. Lot For Sale	+/-43,560 SF	\$2.29 SF	Adjacent to Loves & Hardees, Fronts Hwy 2
2. Potential Sale	+/-1,974,139.2 SF	Negotiable	Fronts Hwy 2

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Northeast Hwy 50 & Hwy 2 | Syracuse, NE 68446 – Retail Map



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