



## COMMERCIAL LAND FOR SALE 9.79 ACRES

Positioned at a highly visible, high-traffic corner in Blair, this 9.79-acre parcel presents an exceptional opportunity for development or investment. Located at the southwest corner of US Highway 30 and 1st Street, the property offers direct highway access and outstanding frontage, ensuring maximum exposure for future use.

This site is ideally suited for a range of commercial developments, including a grocery store, restaurants, hotel, or professional office space. Its strategic location along a primary corridor makes it a prime choice for businesses seeking visibility and accessibility.

Currently zoned Agricultural / Highway Commercial, this property offers flexibility and strong potential for growth, making it an attractive option for developers and investors looking to expand in the Blair market.

**OFFERED AT \$1,812,422**

**Samantha Wehrli**  
REALTOR®

Please contact me at 402-510-2008 for more information



**105 EASTGATE DRIVE  
BLAIR NEBRASKA**

- 9.79 Acres
- Zoned Agricultural Commercial Highway
- Highway 30 Frontage



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