



## LINCOLN COUNTY COMMERCIAL DEVELOPMENT LAND



232± acres of land on the Southeast edge of North Platte, NE.

**JON FARLEY**

Sales Associate

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# PROPERTY HIGHLIGHTS

## List Price

~~\$4,648,600~~

**\$4,000,000**

## Location

Southeast Corner of North Platte, NE off Newberry Access Rd.

## Legal Description

PT SEC. 14-13-30 AKA PARCEL 6 (PT.) 232.43 A. LINCOLN COUNTY, NEBRASKA

## Acres

232.43±

Buyers and Sellers acknowledge all represented acres are based on the County Assessor's records. Buyers acknowledge that they are purchasing a legal description, and acknowledge that fences may or may not be on the property lines.

## Taxes - Estimated

**\$4,122.42**

## Property Summary

Located on the Southeast corner of North Platte, NE is 232.43± acres with many possibilities for development. Currently, the land to the west of Newberry Access Road has a distribution center and a large truck stop to the North and West of this land.

This property is currently zoned Agricultural but could easily be rezoned to Commercial or Light Industrial with infrastructure in place such as electrical access. Much of the work has been done on the water-flow that runs along the West side of the property (Newberry Access Road). Fremont Slough runs West to East along the North side of the land.

This property is simply beautiful with plenty of room to build a corporate office, data center, or distribution center. The views are amazing from this land!

All information herein is from sources deemed reliable, however the accuracy is not guaranteed by Lashley Land and Recreational Brokers, Inc., seller or agent. Offering is subject to error, omissions, prior sale, price change or withdrawal without notice.

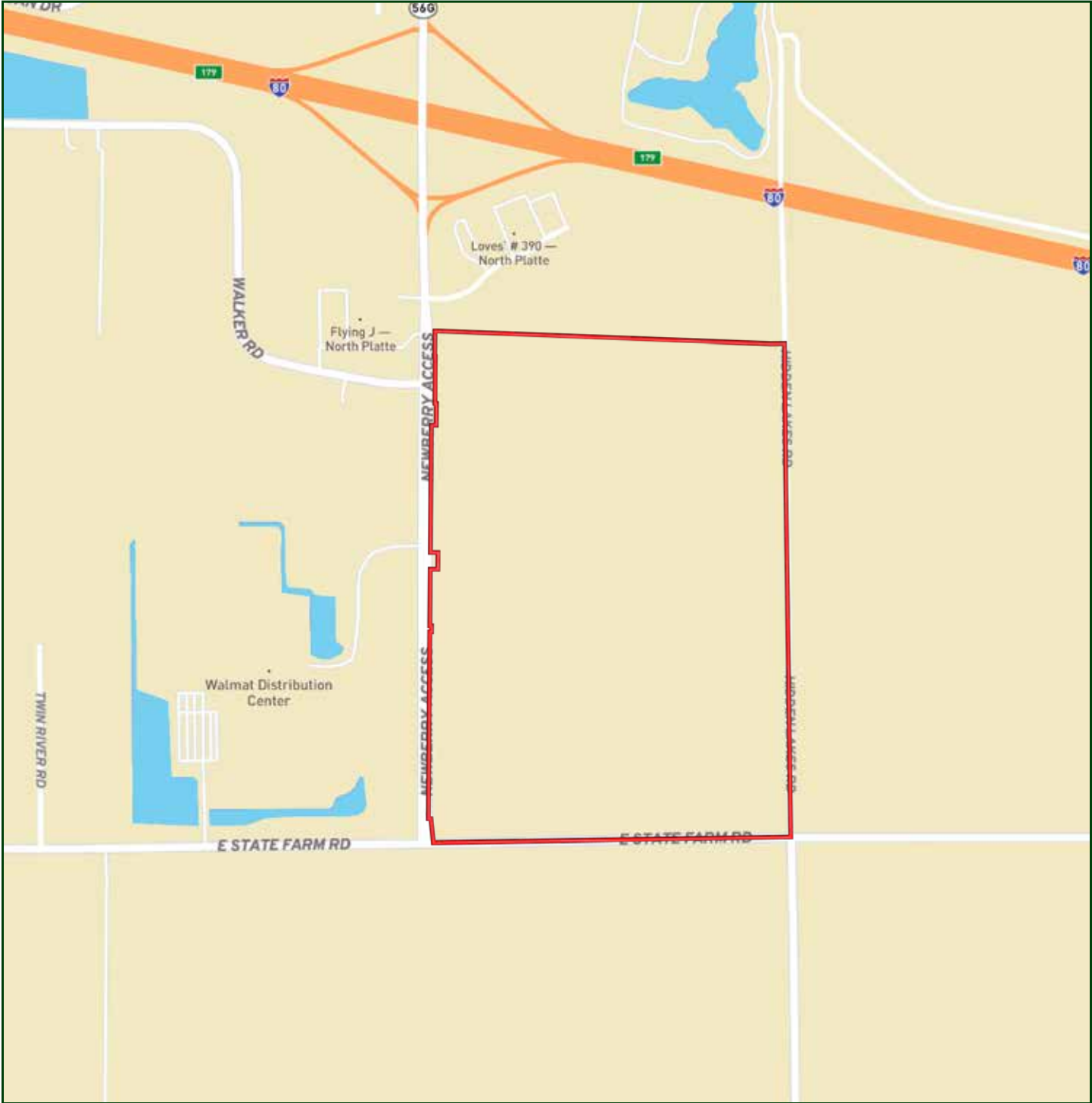
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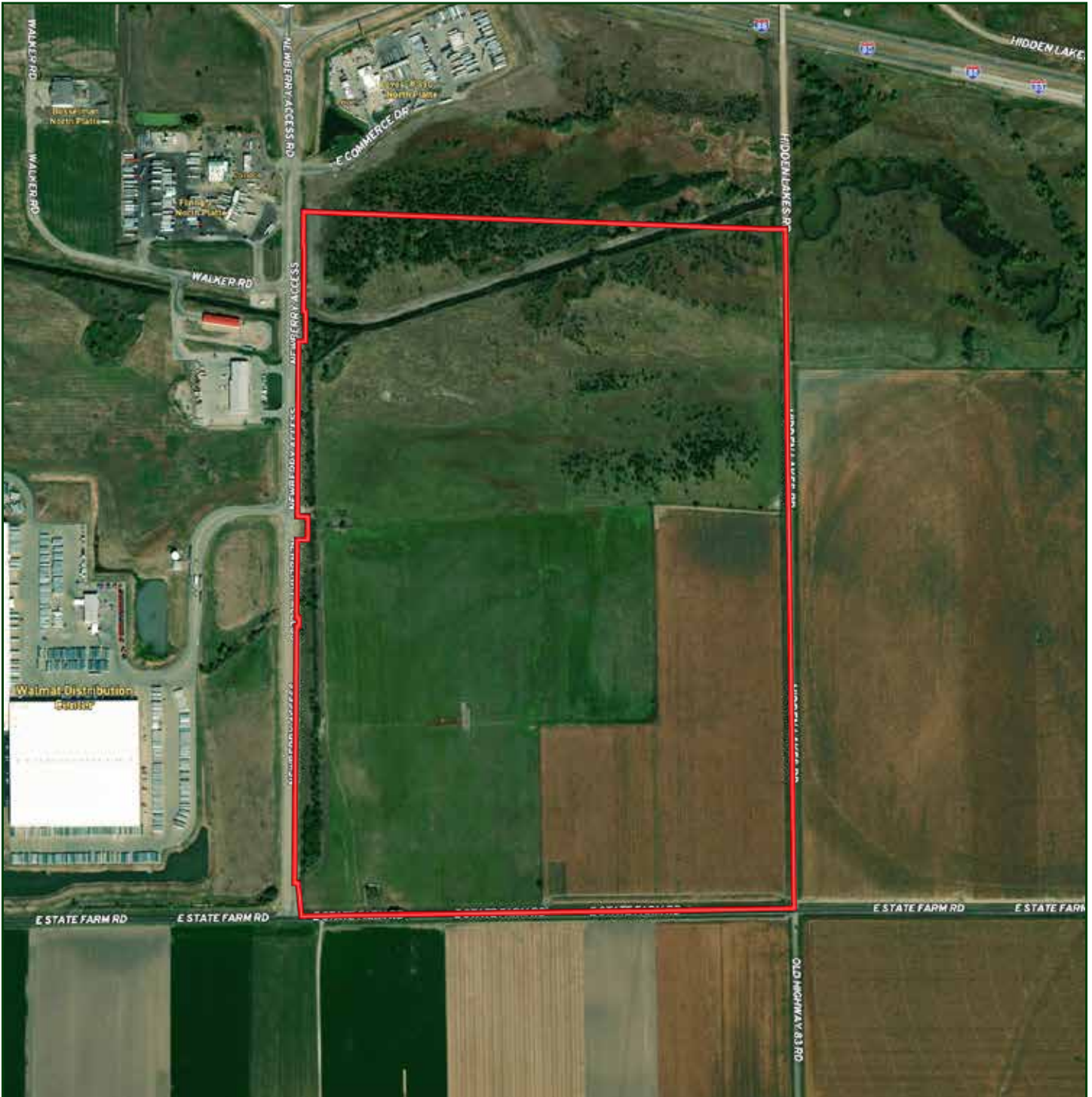
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# LOCATION MAP



Boundary lines are estimates - Map for illustration only

# AERIAL MAP



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# PROPOSED INFRASTRUCTURE



# PROPERTY IMAGES



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# PROPERTY IMAGES





## NEBRASKA EXPERTS, NATIONAL EXPOSURE.

### Contact Information

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### Mike Lashley, Owner|Broker

Amy Lashley-Johnston, Scott Saults, Skip Marland, Jordan Maassen, April Good, Jon Farley, Tami Timmerman-Lashley, Randy Helms, Dodi Osburn, Bill Grant, Shane Mauch, Jake McQuillen, Brandi Housman, Leala Jimerson, Stephanie Miller, DeAnn Vaughn, Ann Gray, Jake Hopwood, Bryan Cabrera, Lindsey Feuerborn, and Robby Uehran

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