



Hwy 20/3rd St | 8,214 VPD

247 Ash St  
Chadron, NE 69337

**LOT - FOR SALE**

### PROPERTY HIGHLIGHTS

**ADDRESS:**  
247 Ash St  
Chadron, NE 69337

**LOT SIZE:**  
0.78 Acres

**SALE PRICE:**  
Negotiable

**ZONING:**  
Commercial

**ACCESS Commercial, LLC**  
[www.accesscommercial.com](http://www.accesscommercial.com)  
10730 Pacific Street, Suite 230  
Omaha, NE 68114 | 402.502.1983

### ABOUT THE PROPERTY

Prime commercial outlot available in an easily accessible location adjacent to a busy Holiday Inn, with exposure to over 13,900 vehicles per day (VPD). This site is surrounded by a strong mix of national retailers including Walmart, Maurices, Subway, Taco John's, and McDonald's, making it an ideal location for retail, service, or restaurant use. With 0.78 acres this site offers flexible development opportunities to suit your business needs.

**Amber Olson**  
[amber@accesscommercial.com](mailto:amber@accesscommercial.com)  
402.618.5523

**Emily Faltys**  
[emily@accesscommercial.com](mailto:emily@accesscommercial.com)  
402.992.0848



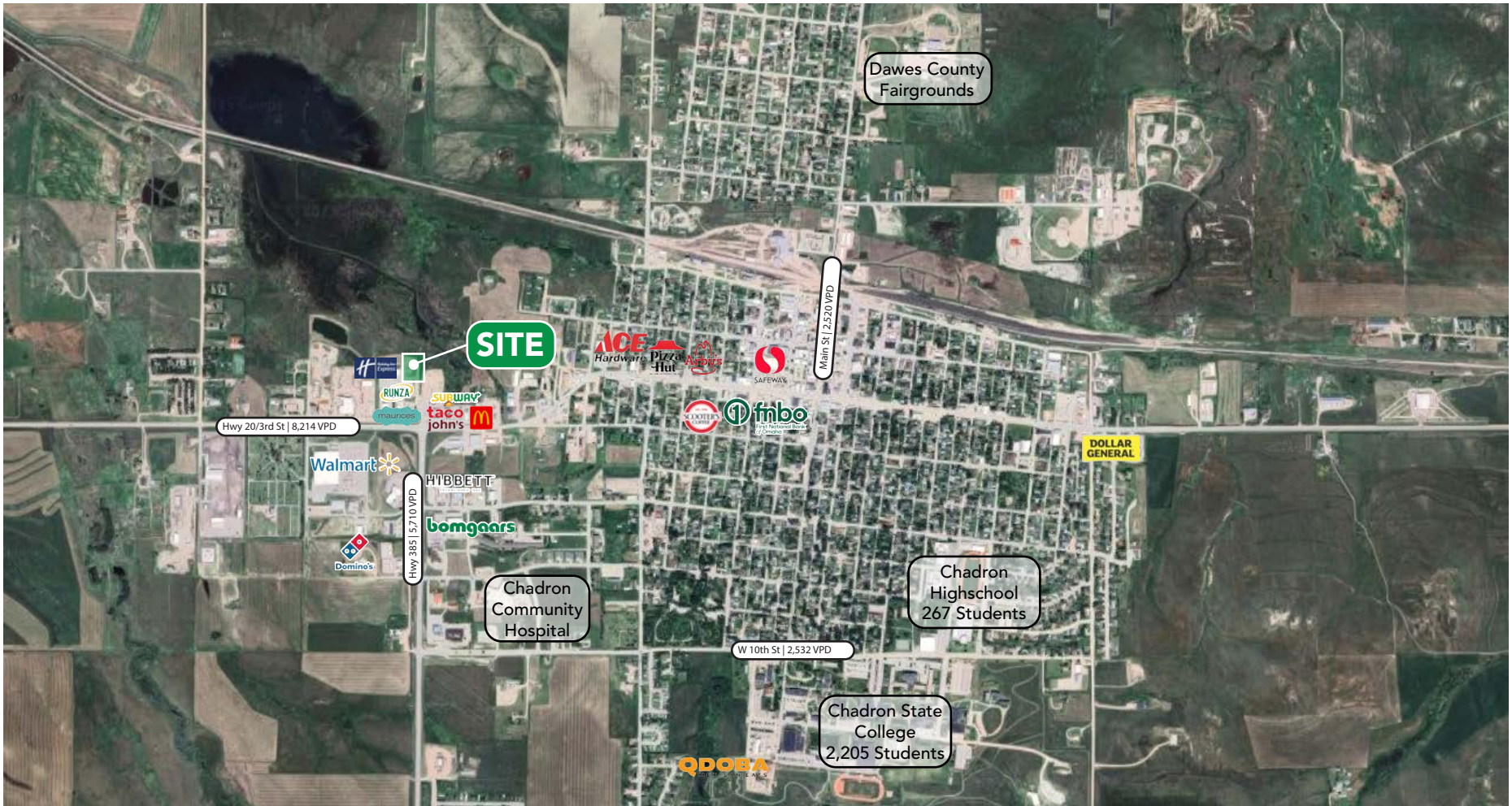
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MARKET MAP



Contact Listing Agents For More Information:

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LOCAL AERIAL



|        | Population | Median HH Income | No. of Households | Daytime Population | Employees In The Area | Businesses In The Area |
|--------|------------|------------------|-------------------|--------------------|-----------------------|------------------------|
| 1-mile | 2,021      | \$50,914         | 911               | 2,391              | 1,653                 | 197                    |
| 3-mile | 5,303      | \$53,632         | 2,105             | 5,080              | 3,068                 | 288                    |
| 5-mile | 5,483      | \$54,385         | 2,173             | 5,179              | 3,082                 | 290                    |

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SITE PLAN'S



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LISTING TEAM



**Amber Olson**

Senior Broker Associate

Amber brings 20 years of commercial real estate experience to our team at ACCESS. Her role as a Senior Brokerage Associate is primarily focused on shopping center leasing at a national and local level, with over three million square feet represented. Her industry expertise enhances our team through her knowledge of sales, landlord and tenant representation, relationship building, property management, and development.

Amber majored in Business Administration at the University of Nebraska-Lincoln. She is a licensed Real Estate Agent in the State of Nebraska and has been a member of the International Council of Shopping Centers (ICSC) since 2008.



**Emily Faltys**

Broker Associate

Emily is a dynamic and motivated graduate from the University of Nebraska - Lincoln, graduating in two and a half years with a Bachelor of Science in Business Administration with a focus on Management and Marketing. During her college career, Emily was a member of the Center for Sales Excellence where she collaborated with peers and mentors focusing on analyzing and improving sales techniques, as well as effective communication. Emily is an avid traveler, independently visiting 17 countries over the course of two years. This experience honed her skills of adaptability, resilience, and has grown her ability to communicate with all individuals.

Returning to her Nebraskan roots, Emily supports our Senior Brokerage team at ACCESS throughout the entire listing and transaction processes. She is currently focusing primarily on shopping centers and third-party leasing efforts as a Junior Brokerage Associate.

ACCESS is focused on growth opportunities through a select grouping of strategic partnerships. We strive to maximize value for every stakeholder involved in our projects, and have a proven track record of over 400 successfully completed projects across 40 states. We focus on forming deep relationships with our clients and believe durable success in our industry requires the right mixture of talents and virtues, collaboration, and relentless execution.



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