



KIMBALL COUNTY I-80 COMMERCIAL



A 10± acre vacant lot in a perfect location just off Interstate 80.

SCOTT SAULTS

Associate Broker

Scott's Cell: 308-289-1383

Email: scott@lashleyland.com

PROPERTY HIGHLIGHTS

List Price

~~\$1,350,000~~

\$999,999

Location

Kimball, NE

Legal Description

5 14 55 ZOLMAN SUBDIVISION TRACTS 1 THRU 6 (CARD1)

Acres

10.5±

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

\$282.60

Property Summary

This 10± acre commercial lot is located at exit 20 on the Northeast corner of Interstate 80 and Highway 71 in Kimball, Nebraska. There is great visibility for both East and West interstate traffic. This property has been subdivided already to sell off lots to help offset the cost of acquisition. It is zoned C-4, travel services making ideal for hotels, restaurants, truck stops, and charging stations. Utilities are already in place, and the property is within the city limits of Kimball. The city has funds to help with feasibility studies through economic development.

Sitting at 4,725 feet in elevation, Kimball is known as the High Point of Nebraska. The surrounding area offers recreational amenities such as golfing, biking, boating, hunting, and camping. There are several restaurants and hotels in town.

This is a great commercial property with direct access from I-80, one of the busiest East-West routes in the United States. Call for more information, and a showing on this well located commercial property.

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.

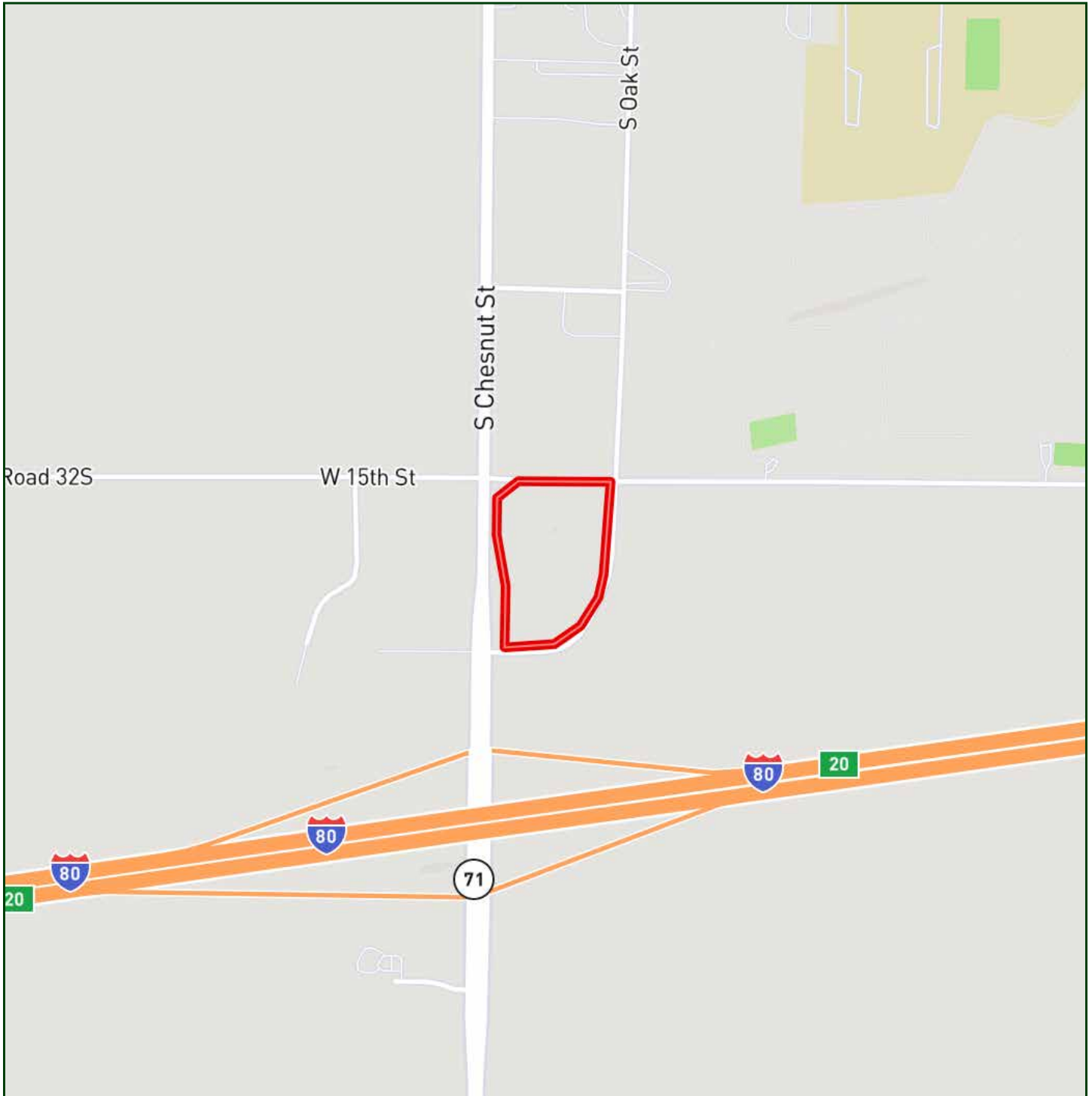
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LOCATION MAP



Boundary lines are estimates - Map for illustration only



NEBRASKA EXPERTS, NATIONAL EXPOSURE.

Contact Information

Office: 308-532-9300

Fax: 308-532-1854

Email: info@lashleyland.com

Website: LashleyLand.com

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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2218 E. Walker Road • North Platte, NE 69101

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