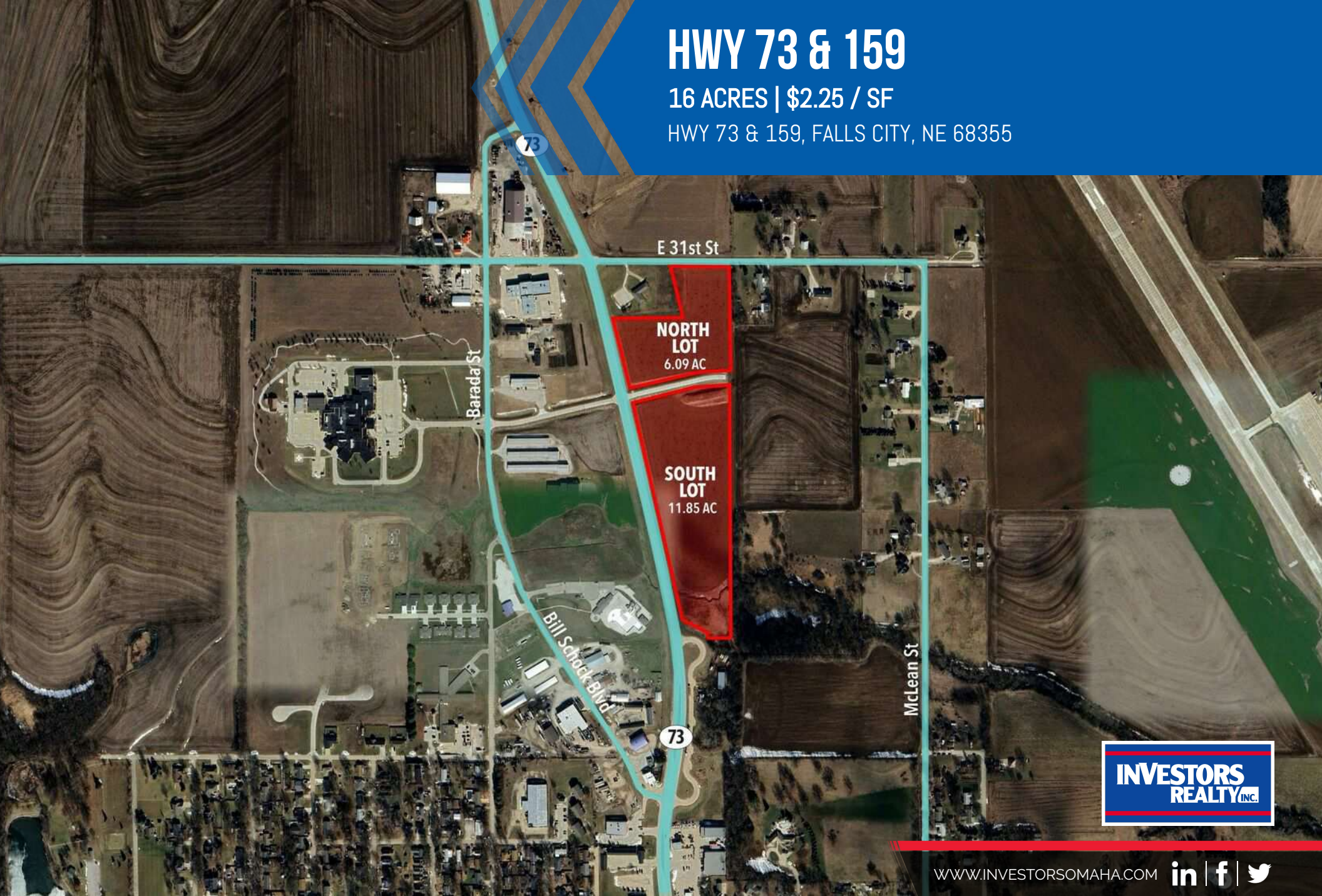


HWY 73 & 159

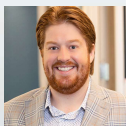
16 ACRES | \$2.25 / SF

HWY 73 & 159, FALLS CITY, NE 68355



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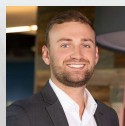
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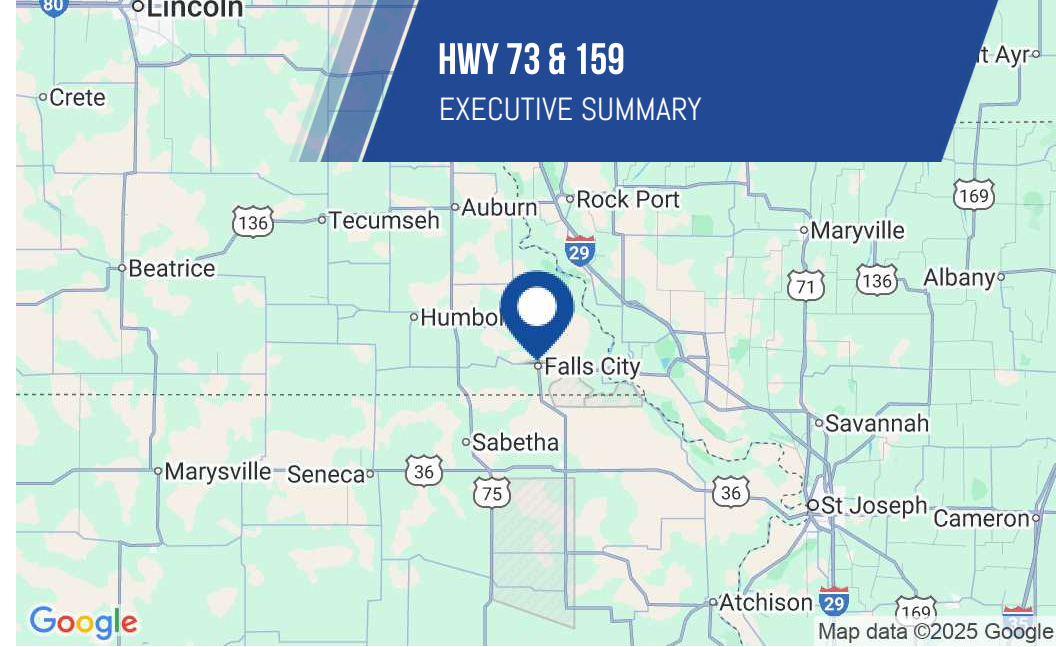


JARROT SIMON

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OFFERING SUMMARY

SALE PRICE:	\$2.25 / SF
Lot Size AC:	1-16.0 Acres
Lot Size SF:	696,960 SF
Price / ACRE:	\$98,010
Price / SF:	\$2.25
Zoning:	C-3 Highway Corridor District

PROPERTY OVERVIEW

Nestled in the heart of the thriving Falls City area, this strategically positioned property offers an excellent opportunity for land and other investors. Boasting proximity to two Class I railroads, BNSF and Union Pacific, as well as easy access to major highways including US Highways 73 and 159, it is perfectly situated to capitalize on the region's robust economic activity. With Falls City serving as the primary economic hub for a large and diverse population within a 25-mile radius, this property presents an ideal investment prospect for those seeking to leverage the area's dynamic business climate and strategic transportation links.

PROPERTY HIGHLIGHTS

- Falls City, located in Southeast Nebraska, is strategically positioned to serve the Nebraska–Missouri–Kansas tri-state area.
- Citroniq Chemicals, LLC has proposed a \$5 billion bio-based polypropylene plant at the Mid-America Rail Campus near Falls City. Contact broker for more information.
- It is the largest community and primary economic hub for 18,421 residents within a 20-mile radius.
- Falls City offers a progressive, pro-business climate with a diverse economy in manufacturing, healthcare, education, and government.
- Highway access is excellent via US Highways 73 and 159, just 25 minutes from I-29.
- Wide range of permitted uses; reach out to Broker for full list.
- Utilities are located within the City right-of-way along the to-be constructed street on the east side of the property.

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HWY 73 & 159

SITE PLAN



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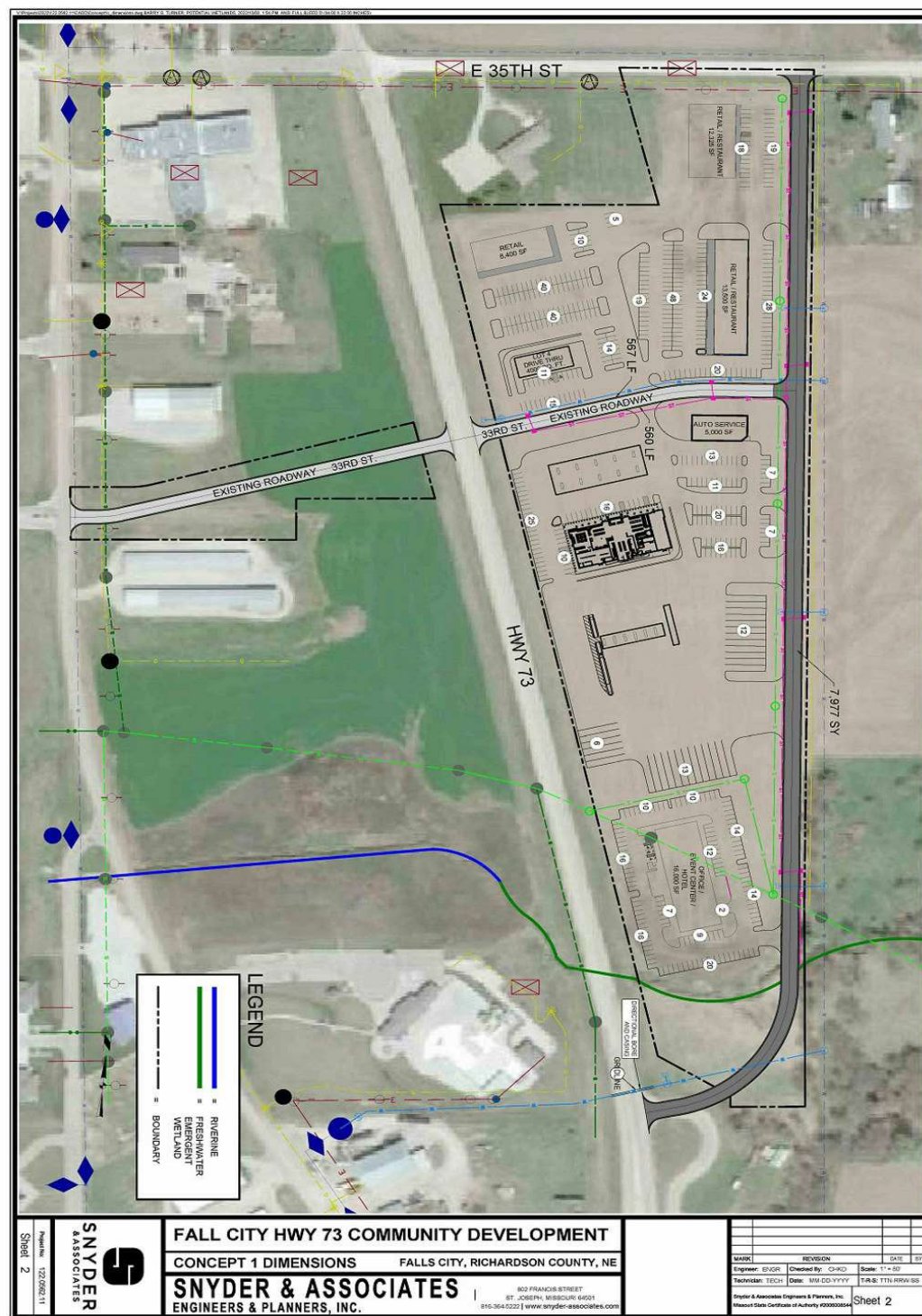
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HWY 73 & 159
PROXIMITY TO LARGER CITIES

OMAHA
105 MILES

LINCOLN
104 MILES

SITE

TOPEKA
81 MILES

KANSAS CITY
109 MILES

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HWY 73 & 159
FALLS CITY RETAILER MAP



SITE

Blue Valley
Behavioral Health

Community
Medical Center

SCC Learning Center
at Falls City

Brenner Field

O'Reilly
AUTO PARTS

ACE Hardware

Map data ©2025 Imagery ©2025 Airbus,
Maxar Technologies

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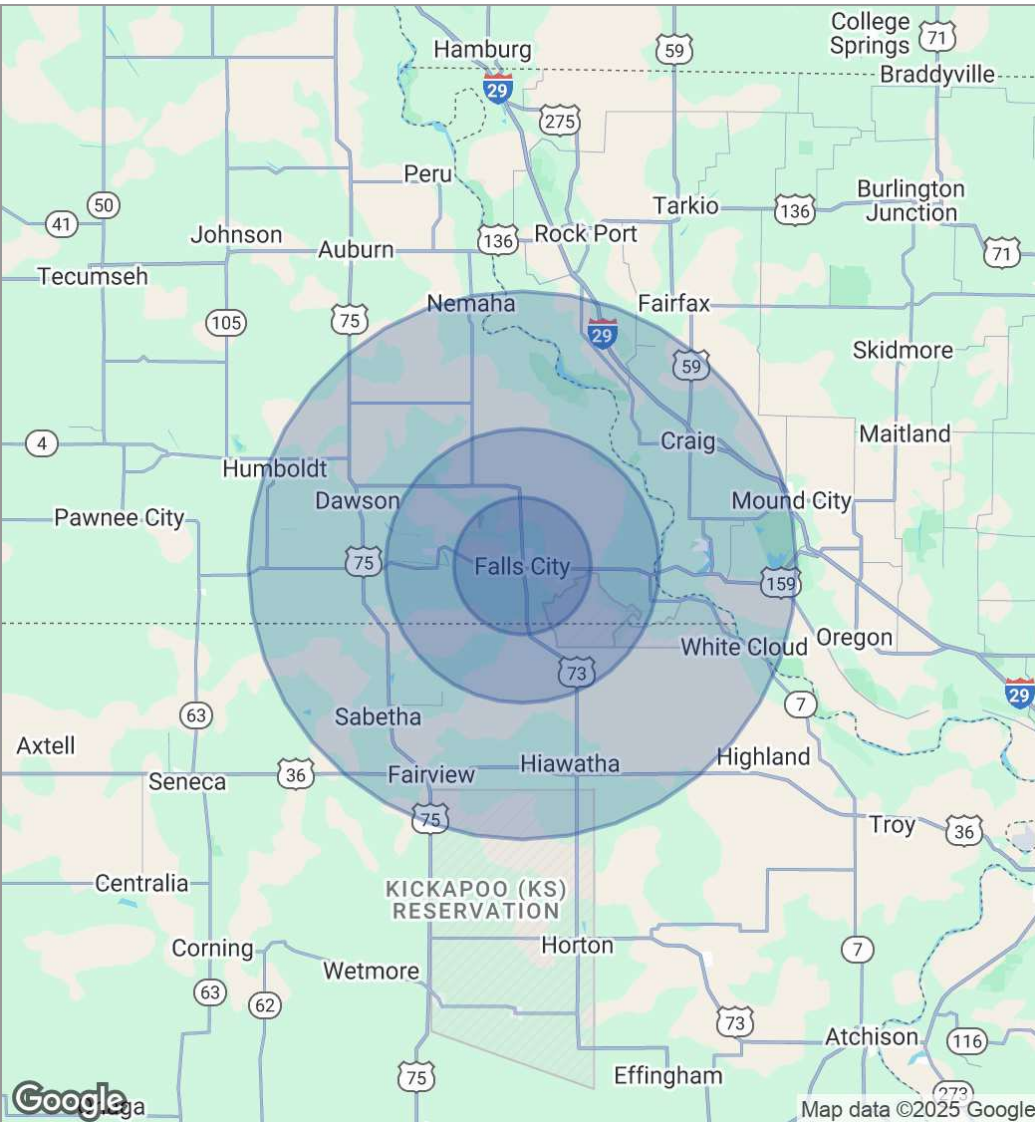
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HWY 73 & 159

DEMOGRAPHICS MAP



POPULATION

POPULATION	5 MILES	10 MILES	20 MILES
Total population	4,529	5,952	18,421
Median age	44	44	44
Median age (Male)	42	43	43
Median age (Female)	46	46	45

HOUSEHOLDS & INCOME

HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total households	1,978	2,578	7,720
# of persons per HH	2.3	2.3	2.4
Average HH income	\$66,750	\$72,610	\$81,462
Average house value	\$197,313	\$210,581	\$198,895

* Demographic data derived from 2020 ACS - US Census