

FOR SALE



ACCESS Commercial, LLC

Dix, NE



160 +/- ACRES

PROPERTY HIGHLIGHTS:

- 1-80 Exposure & access to over 8,300 vehicles per day.
 - (4,500 of those vehicles are over road truckers delivering product across the U.S.)
- Pure water well located on the property with very significant output per minute
- Land and well would be ideal for a bottled water company
- Convenient 1-80 transportation access, close proximity to Dix and Sidney, NE for benefits of low-cost living and dependable work force
- Close access to both the Union Pacific and BNSF Railroads

CONTACT LISTING AGENTS FOR MORE INFORMATION:

Woody Boyd
woody@dhlb.com
Cell: 303-918-4216

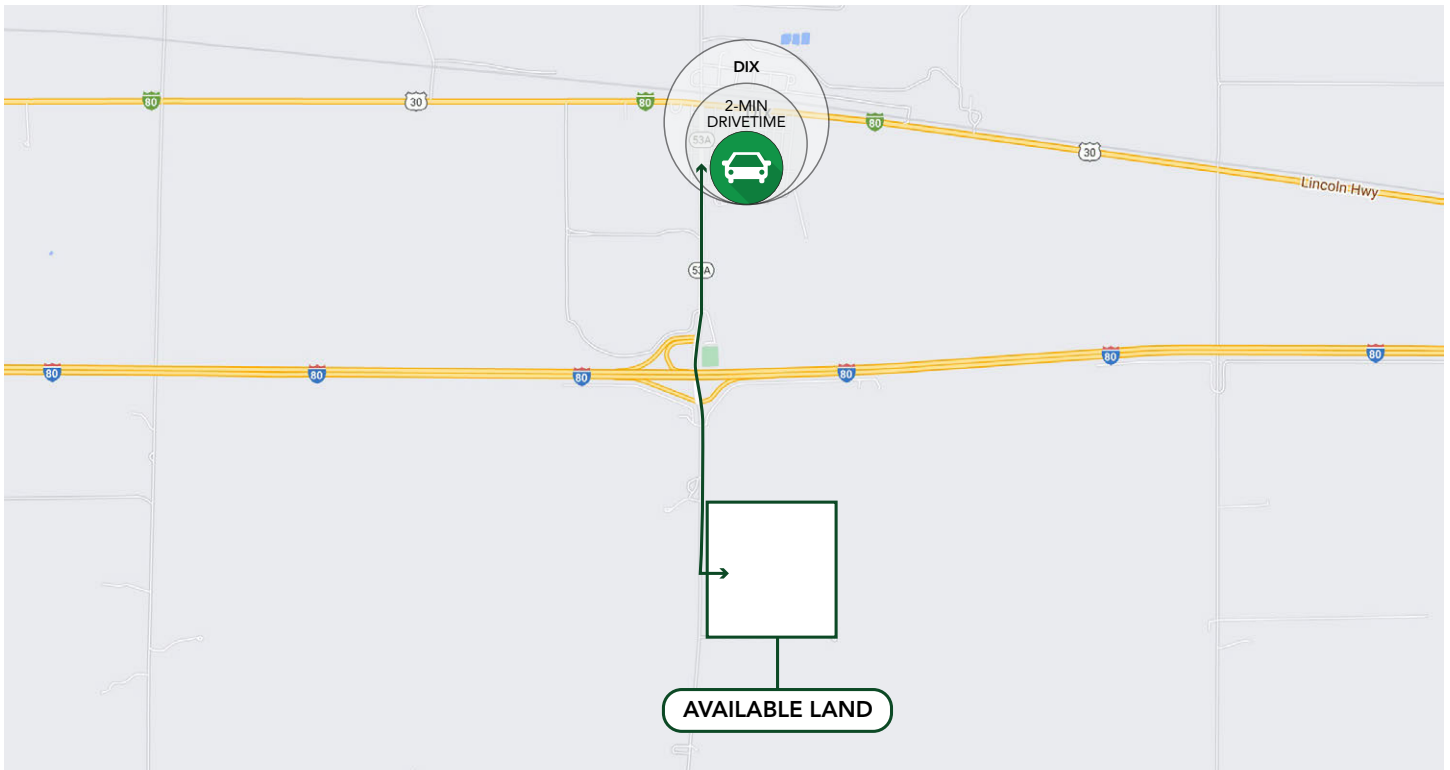
ADDRESS:
Dix, Nebraska

LAND SIZE AVAILABLE:
160 +/- Acres

SALE PRICE:
Negotiable

WWW.ACCESSCOMMERCIAL.COM

facebook.com/accesscommercial
instagram.com/accessretail
linkedin.com/access-commercial-llc



DEMOGRAPHICS:

	1 Mile:	5 Mile:	10 Mile:
Daytime Population	109	119	202
Population	202	225	242
Average HH Income	\$89,718	\$89,718	\$89,718

49.4

MEDIAN
AGE

8,300

VEHICLES PER
DAY

30

EMPLOYEES
IN AREA

8

BUSINESSES
IN AREA

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PROPERTY HIGHLIGHT:

Pure water well located on the property with very significant output per minute. A water purity and comparison study was conducted by Colorado State University in Fort Collins, Colorado. The water purity in this well outperformed Dasani, Aquafina and Deep Rock Water. This study measured 15 separate parameters for EPA suggested limit for domestic use. The pure water well was the "only" water that passed all 15 measured parameters.



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