

CREEKSIDE SUBDIVISION



36± acres of residential and commercial development land
located just South of Walker Road.

Co-Listed by:

JON FARLEY

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PROPERTY HIGHLIGHTS

List Price

~~\$7,400,000~~

\$6,900,000

Location

Intersection of State Farm Rd. and Victoria Lane in North Platte, NE

Legal Description

IN SECTION 16, TOWNSHIP 13 NORTH, RANGE 30 WEST, NORTH PLATTE, LINCOLN COUNTY NEBRASKA

Acres

R3 rated development site: 31.48±

Commercial development site: 4.75±

TOTAL ACRES: 36.23±

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

\$3,230.38

Property Summary

A developer's dream has arrived with approximately 31± acres of residential development and approximately 4.75± acres of prime commercial development in the North Platte, Nebraska area. This parcel is located just South of Walker Road on Victoria Lane.

This prime land has been recently surveyed with many utilities already in place with city water and sewer. This property has power from NPPD with infrastructure and possible development drawings already ready to break ground.

This land sits with good elevation and the depth of the water level. Residential homes can have a basement.

State Farm Road is on the agenda to be widened to accommodate more traffic in the next year, which will make this land much more attractive. North Platte, Nebraska is growing quickly, so don't miss your chance to develop now!

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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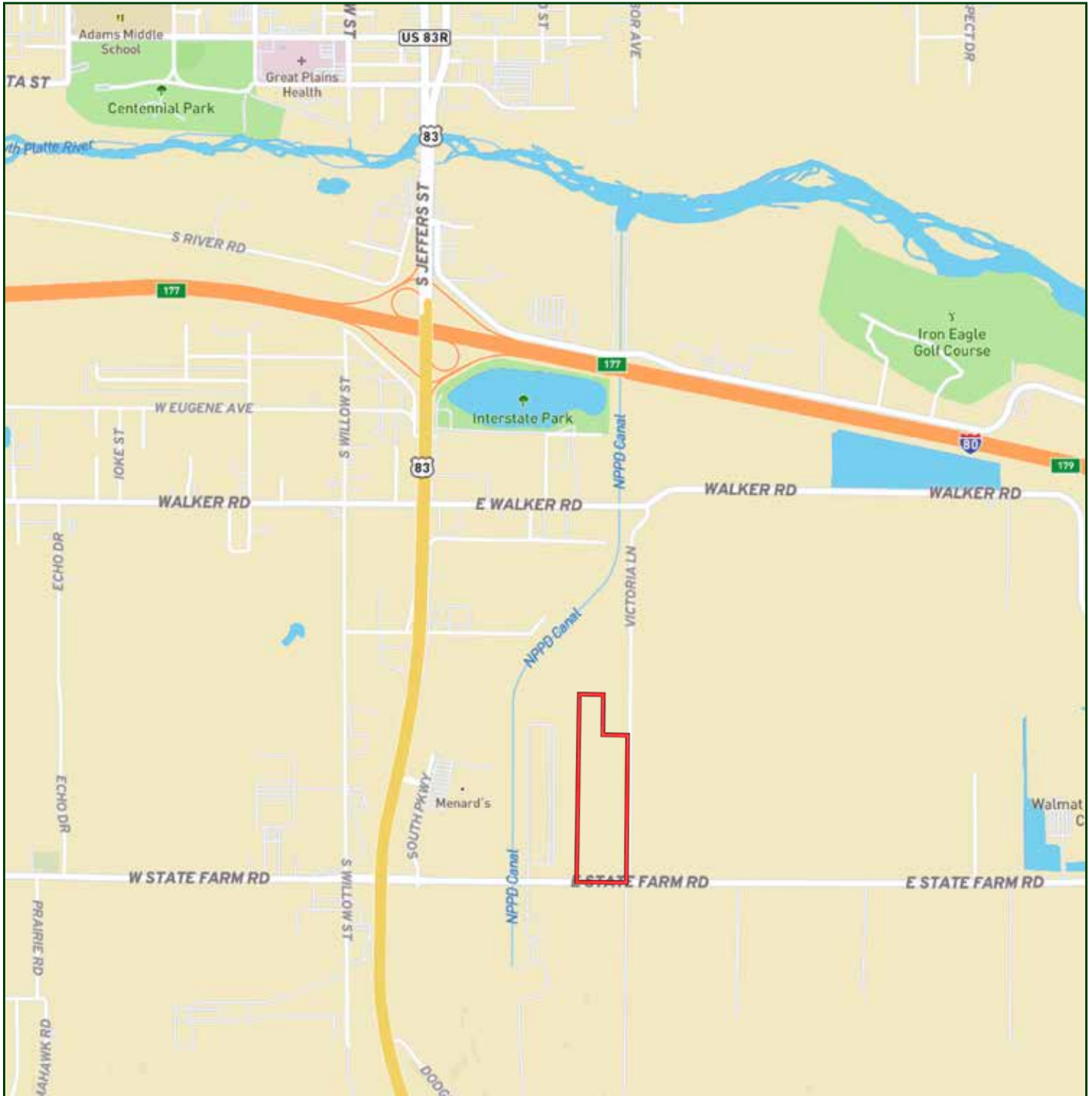
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LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



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PROPERTY IMAGES



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PROPERTY IMAGES





NEBRASKA EXPERTS, NATIONAL EXPOSURE

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