



EAST WALKER ROAD DEVELOPMENT



A 36.9± acre parcel of commercial land in a great location.

JORDAN MAASSEN

Sales Associate

Cell Phone: 308-530-8463

Email: Jordan@lashleyland.com

PROPERTY HIGHLIGHTS

List Price ~~\$740,000~~ **\$650,000**

Location North Platte, NE

Legal Description

PT. PARCEL 5 IN W1/2 Section 14- Township 13-Range 30 & PT. E1/2 Section 15- Township 13- Range 30 West of the 6th P.M. Lincoln County, Nebraska aka Lincoln County Parcel ID #: 0023926.73

Acres 36.917±

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 **\$4,000**

Property Summary

Location, Location, Location! Here is an excellent opportunity to purchase an easily accessed parcel of land in a quickly developing area. This property sits just off of East Walker road in a highly visible area. Currently zoned as Light Industrial (I1) the potential for this property is virtually unlimited. There are city sewer and water connections along Walker Road as well as along the West side of the property.

With many new developments happening in the North Platte area such as Sustainable Beef and the Hershey Rail Park this property is ideally located for further development projects. This area has also seen many new developments happening with the new Iron Trail business park to the South as well as new business and development along Walker Road to the West. With easy road access, and just short of 37 acres, this property is ideal for a developer or business that needs space to expand.

The property is located just a short distance from the East North Platte Interstate 80 exit near Loves and Flying Jay truck stops. North Platte is a regional hub for commerce and distribution and has a very nice regional airport just miles from this property.

This is an opportunity that you do not want to miss out on!

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.

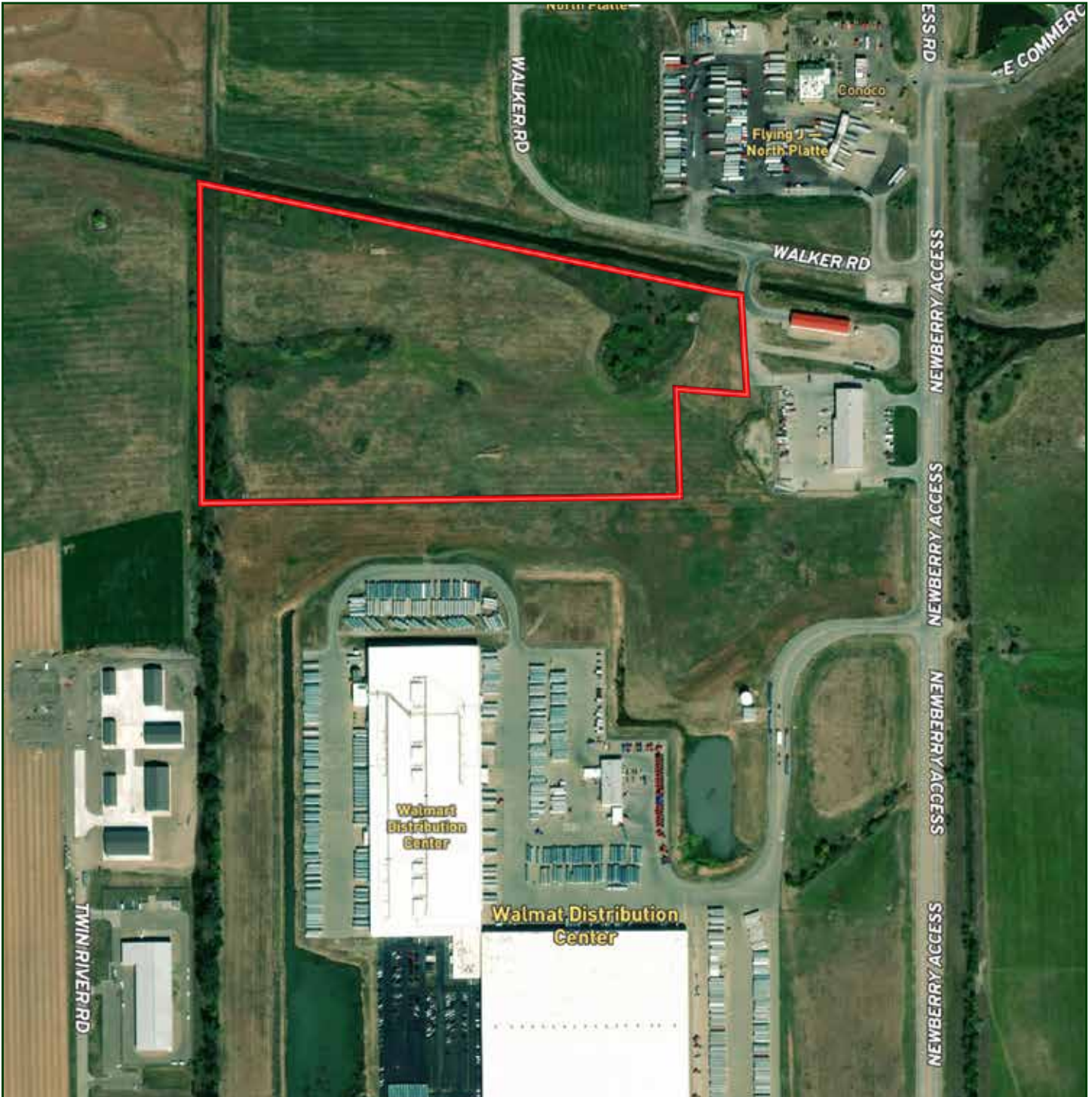
JORDAN MAASSEN
Sales Associate
Cell Phone: 308-530-8463
Email: jordan@lashleyland.com

LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



Boundary lines are estimates - Map for illustration only

JORDAN MAASSEN

Sales Associate

Cell Phone: 308-530-8463

Email: jordan@lashleyland.com

PROPERTY IMAGES



PROPERTY IMAGES



JORDAN MAASSEN
Sales Associate
Cell Phone: 308-530-8463
Email: jordan@lashleyland.com

PROPERTY IMAGES



Developments near this property.





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, and Jake Hopwood

Like us on Facebook

[Facebook.com/LashleyLand](https://www.facebook.com/LashleyLand)

2218 E. Walker Road • North Platte, NE 69101

JORDAN MAASSEN

Sales Associate

Cell Phone: 308-530-8463

Email: Jordan@lashleyland.com