

Land for Sale, Sports Complex & Travel Center Retail Sublots

Grand Island Travel Center | Interstate 80 and US Highway 281 Interchange | Grand Island, NE 68803



Listing Price:	\$7.00-\$9.00/PSF
Premises:	.9 acres to 1.47 acres
Market:	Grand Island
Zoning:	Commercial
Daily Traffic Flow:	17,385 AADT
County:	Hall
Submarket:	Grand Island
Build to Suit:	Yes
Utilities:	To site

- Eight outlot parcels conveniently located off of I-80 at the Hwy 281 interchange.
- Anchored by the largest travel center in the state that averages 50,000 customers a month.
- Future home to the Pinnacle Bank Multi-Sport Complex. The sports complex will attract more than 700,000 new customers to the subdivision annually.

Future Home of the Pinnacle Bank Multi-Sport Complex

The Sports Complex will hold local and regional tournaments for youth Volleyball, Basketball, Wrestling & Swimming. The complex will also provide indoor training for Baseball, Softball, Soccer, Football, Volleyball, Basketball, Wrestling & Swimming.



Retail Lots

This retail lot sits adjacent to the future site of Pinnacle Bank Multi-Sport Complex and the Bosselman Travel Center.

Subdivision* is as follows:

Lot 1:	43,450 SF
Lot 2:	43,099 SF
Lot 3:	43,133 SF
Lot 4:	76,119 SF
Lot 6:	44,187 SF
Lot 7:	63,870 SF
Lot 9:	40,780 SF
Lot 10:	45,320 SF

*Plat maps available within flyer

Contact



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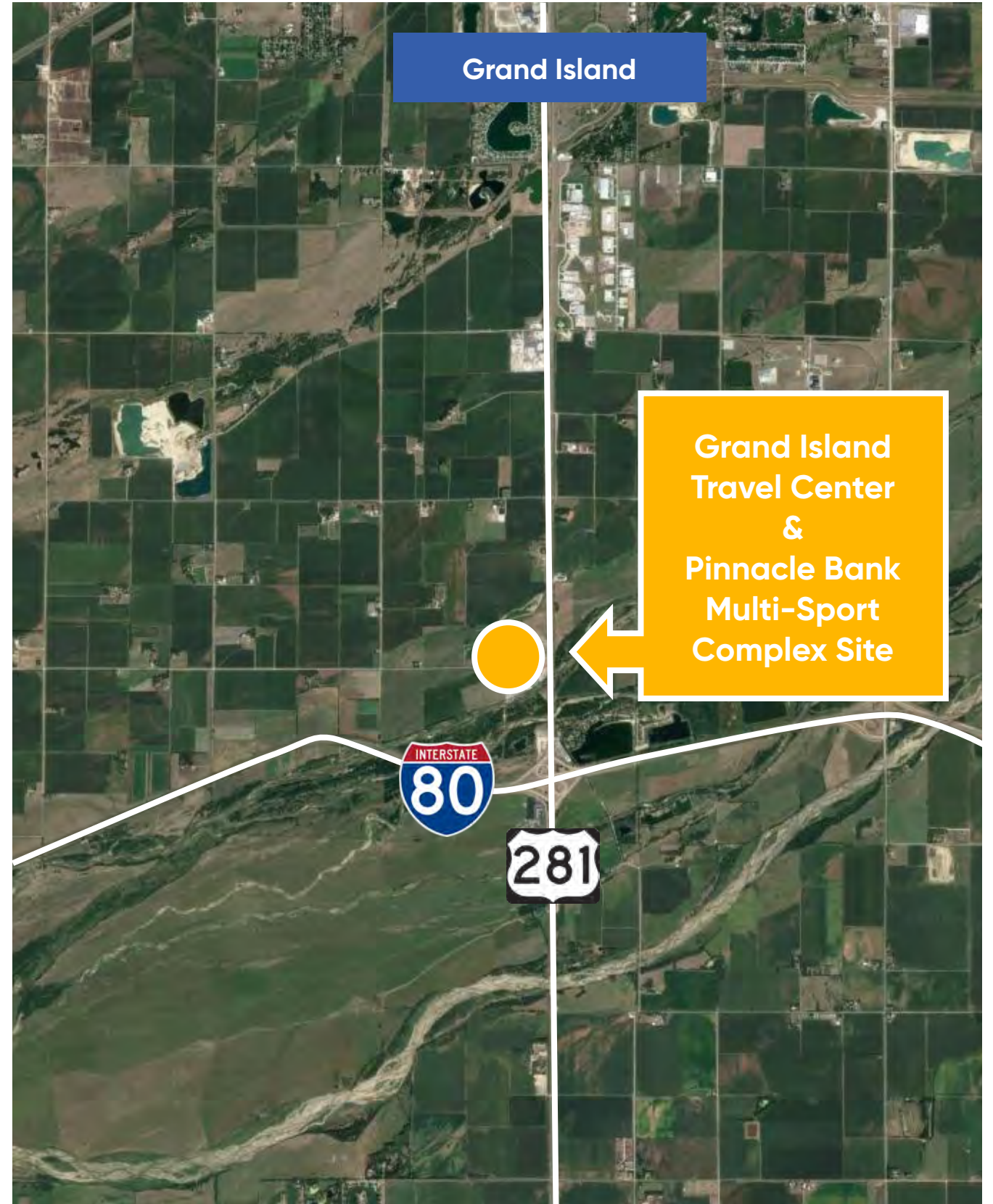
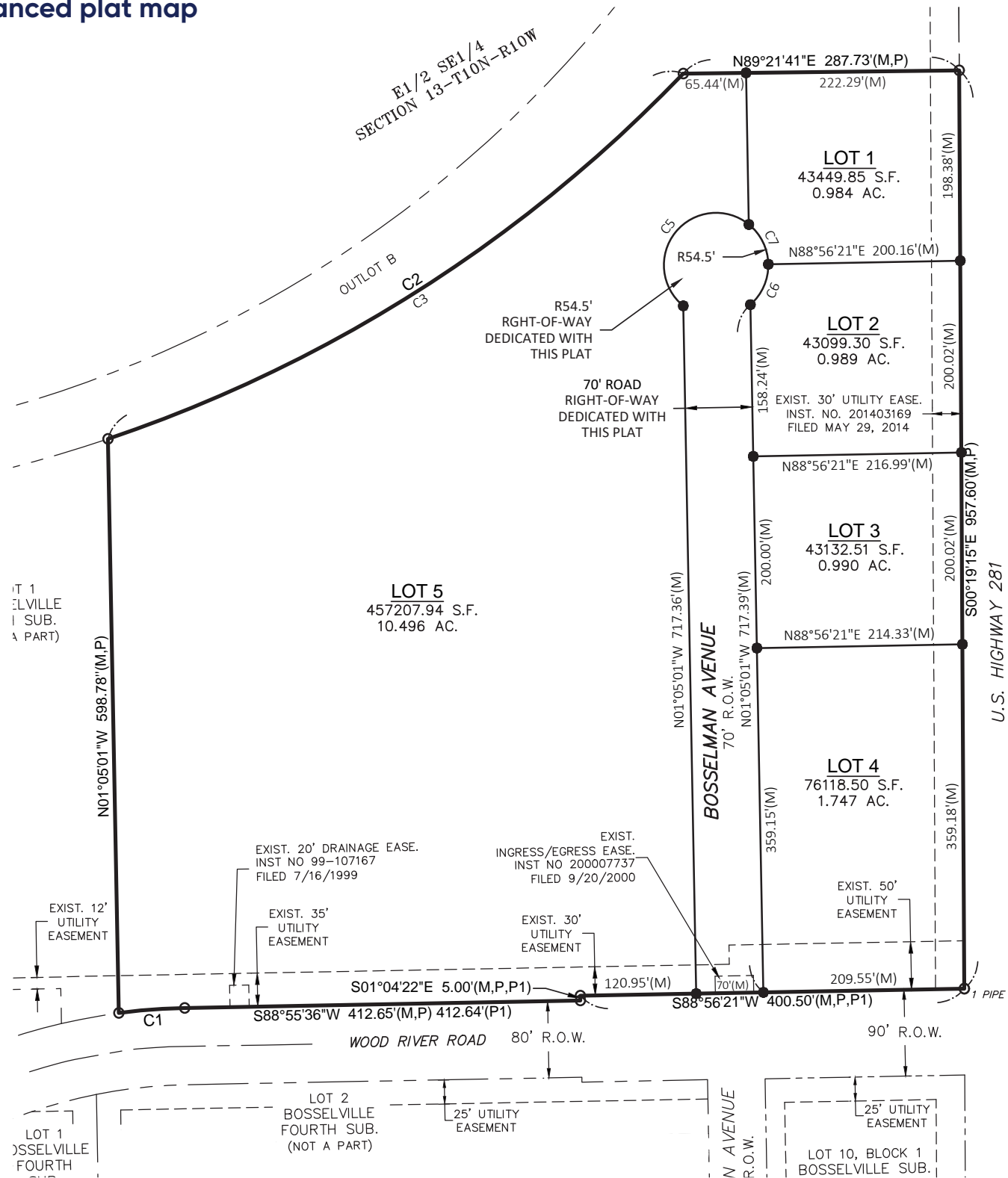
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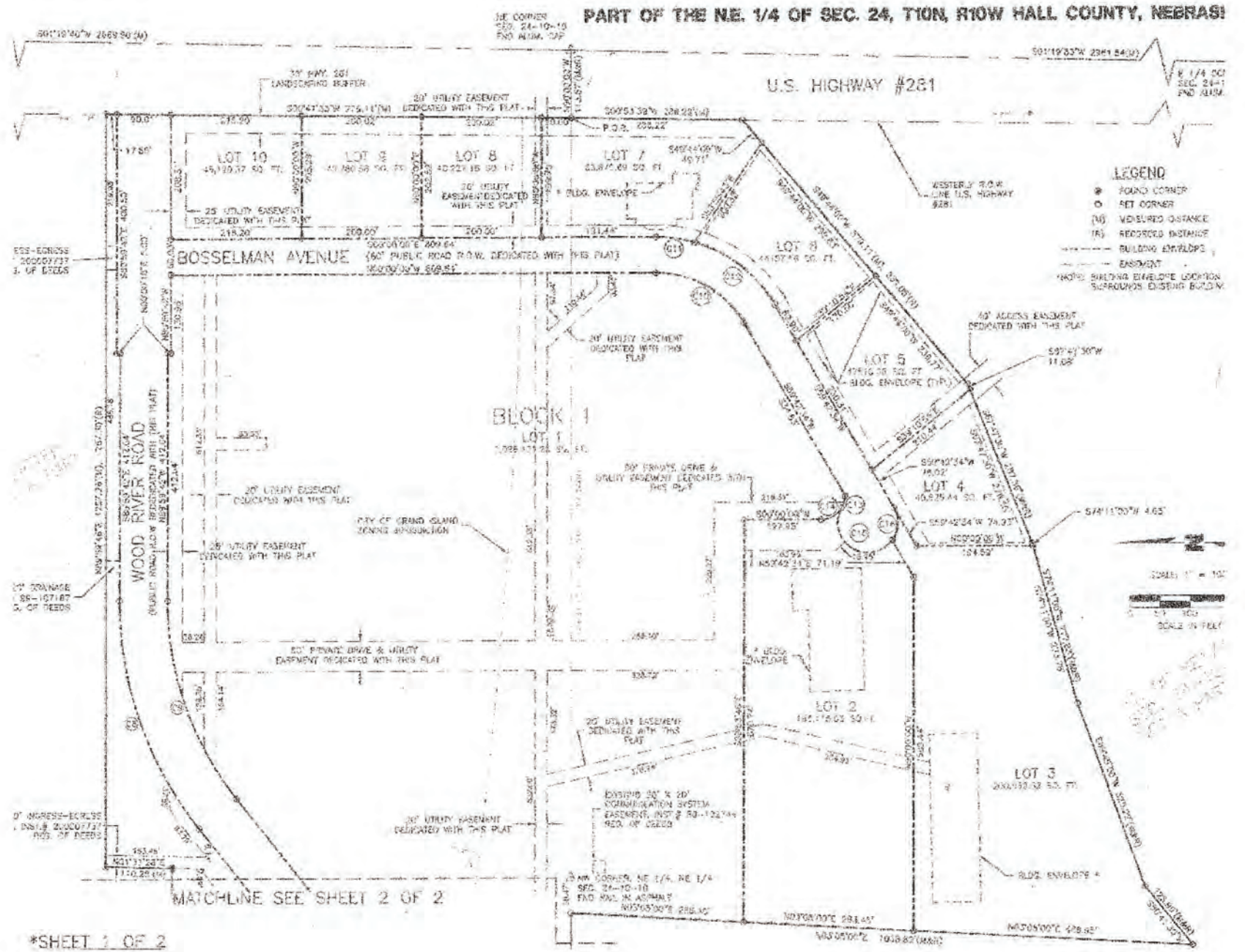


Enhanced plat map



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Bosselman Travel Center



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Map Looking SE



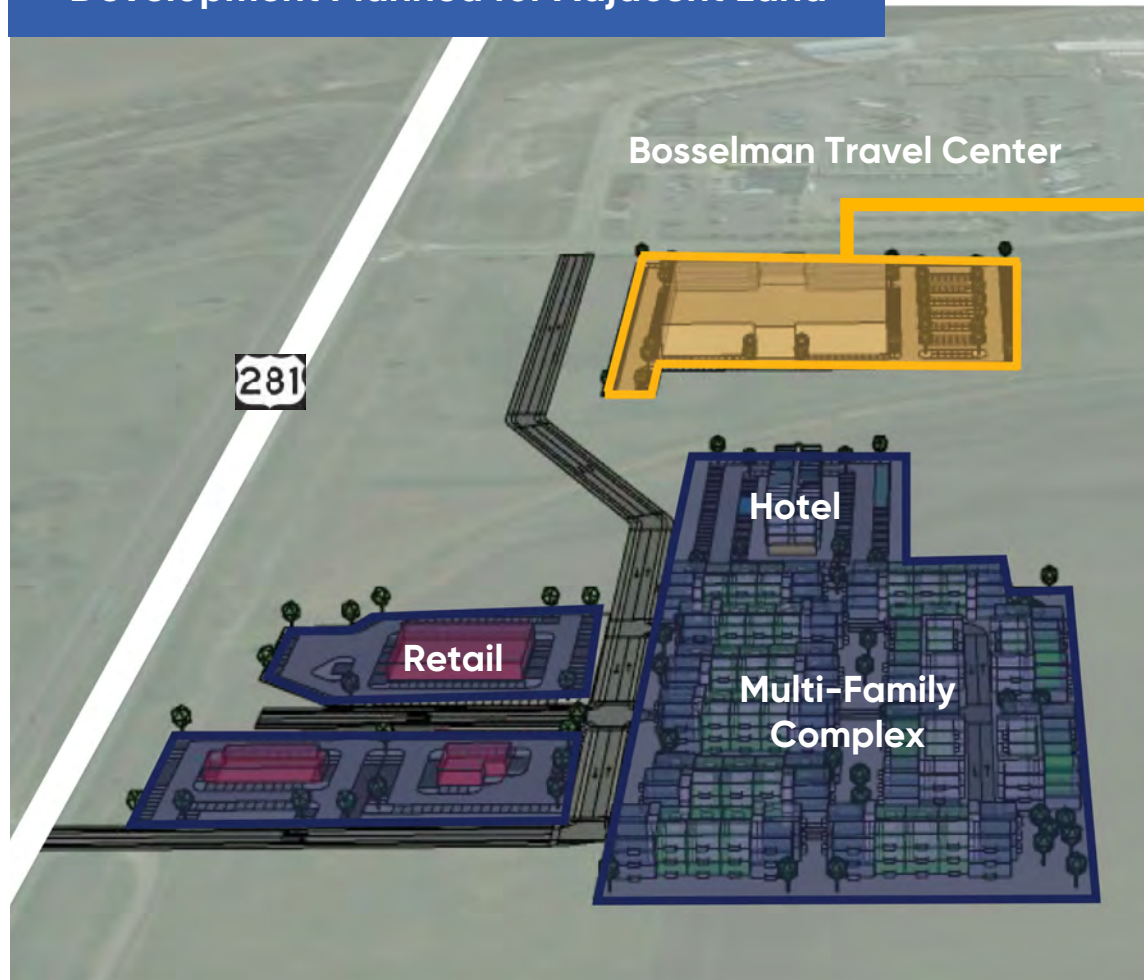
Pinnacle Bank Multi-Sport Complex

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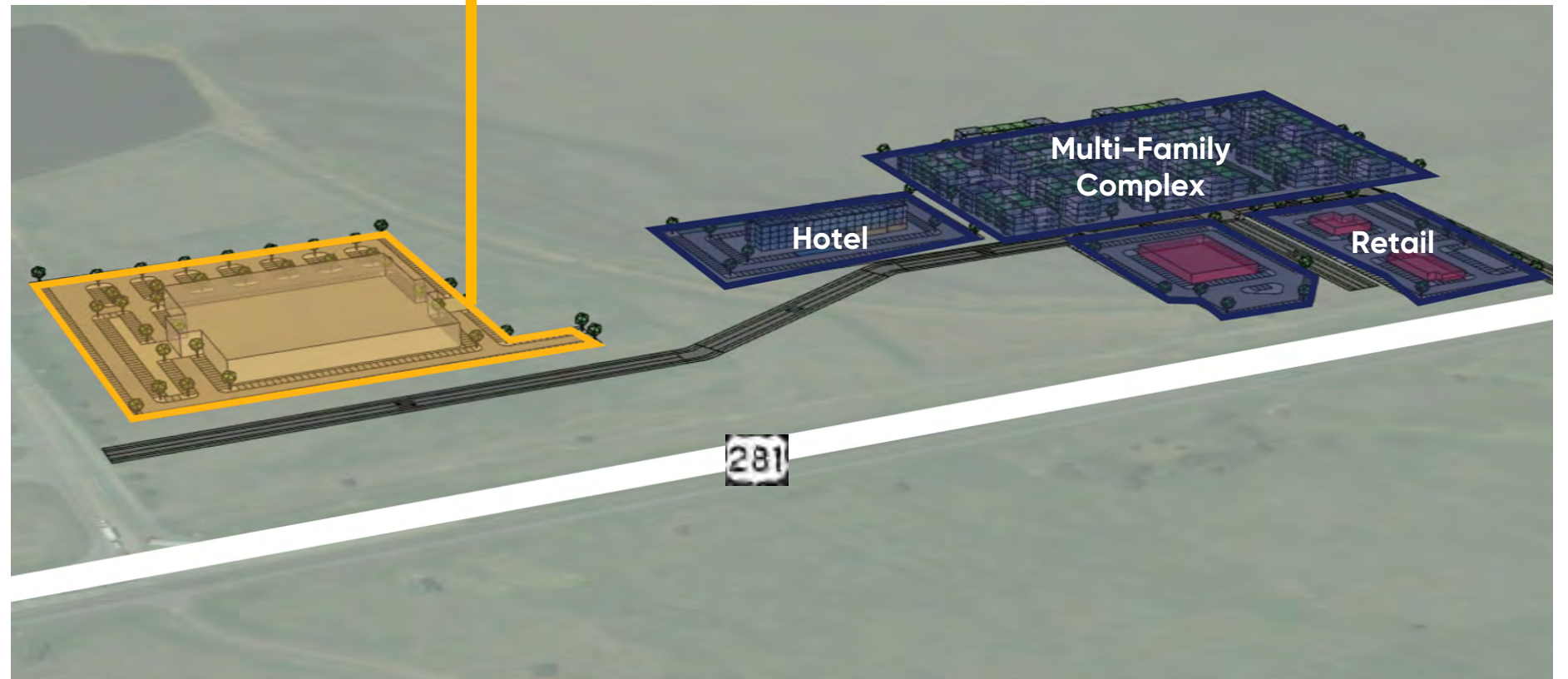
Development Planned for Adjacent Land



Pinnacle Bank Sport
Complex Site

Highlights of Phase One:

- 180 room hotel
- More than 200 multi-family units
- Plan shows one stand-alone big box retail building and two stand-alone restaurant buildings
- Construction could start by mid 2023



Contact



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