

OFFERING SUMMARY

ADDRESS	1099 W 6th St North Bend NE 68649
COUNTY	Dodge
PRICE	\$599,000
PRICE PSF	\$1.18
LAND SF	509,652 SF
LAND ACRES	11.7
ZONING TYPE	AG/Commercial Use
# OF PARCELS	1

RV/Boat Storage Operators

• This property is currently used for outdoor boat/RV & truck storage and is turnkey-ready for continuation.

Light Industrial / Warehouse Users

• Businesses needing ground-floor storage, distribution, or a yard for equipment

Service & Trades Businesses

• Contractors, landscapers, or construction firms

National Chain / Retail Users

• Cross country trucking with parking needs

2024 Tax

o \$2068.16

Currently Leased

• 7 Units @ \$35/month per unit

10 Parking Spots for \$98/month

PROPERTY FOR LEASE

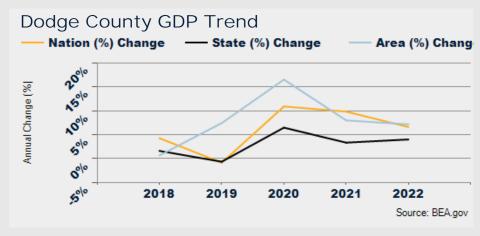
Price not disclosed

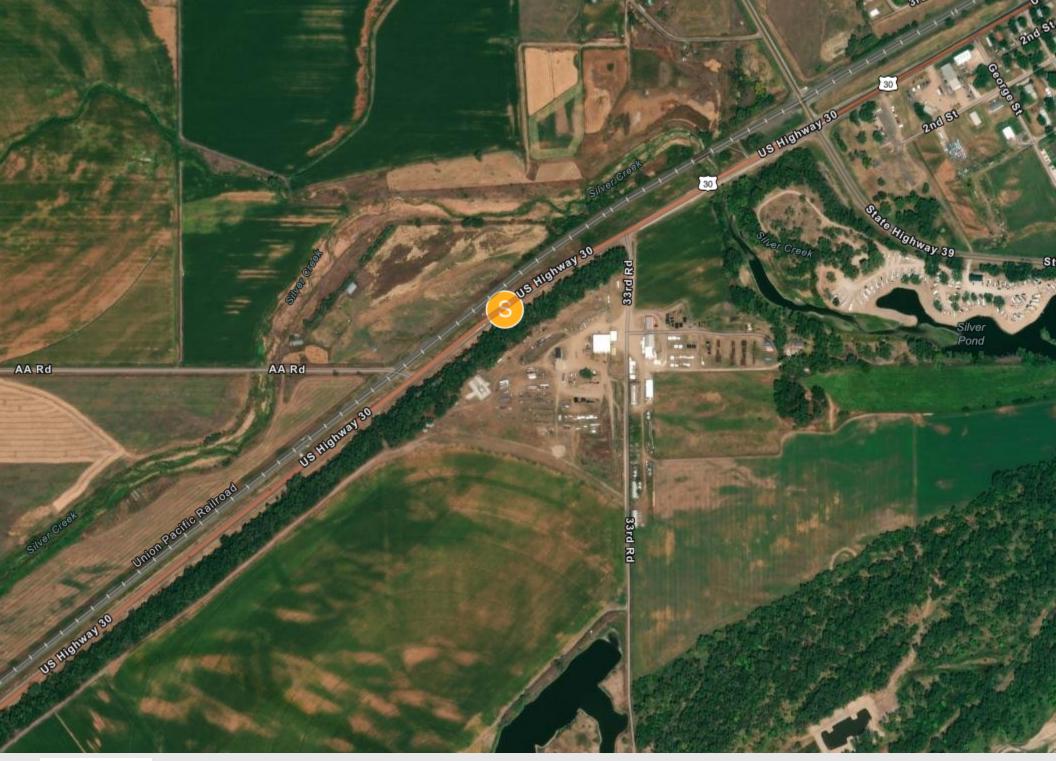
North Bend

• Excellent Land Opportunity - Ideal for Storage!

15 Miles from Fremont

Prime property perfect for outdoor storage or future development. The land is fully fenced, offering security and immediate usability. With ample space to expand, it's a great opportunity to add storage units or other income-generating structures. Whether you're an investor or business owner, this versatile lot has strong potential for growth.





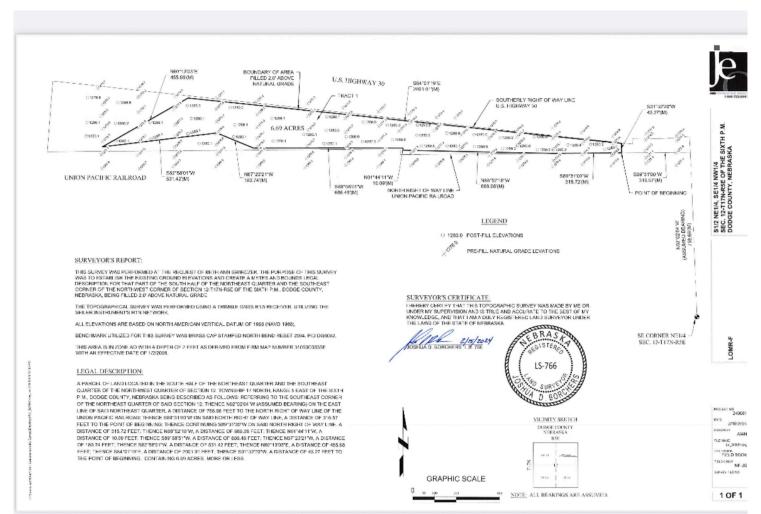


PROPERTY FEATURES		
LAND SF	509,652	
LAND ACRES	11.7	
# OF PARCELS	1	
ZONING TYPE	AG/Commercial Use	
CORNER LOCATION	Highway 30 Frontage with High Visibility	
SPECIAL FEATURES:	Fully Fenced	
EXTERIOR	Gated Access with Security Cameras & Keypad access	
EXIT	Weight Sensed Gate Operation Exit	
ACCESS	Paved Entrance with Gravel Interior Base	
FLOOD ZONE	5 acres in AE flood zone	
UTILITIES		
ELECTRICITY / POWER	On Site	
INTERNET	High Speed	





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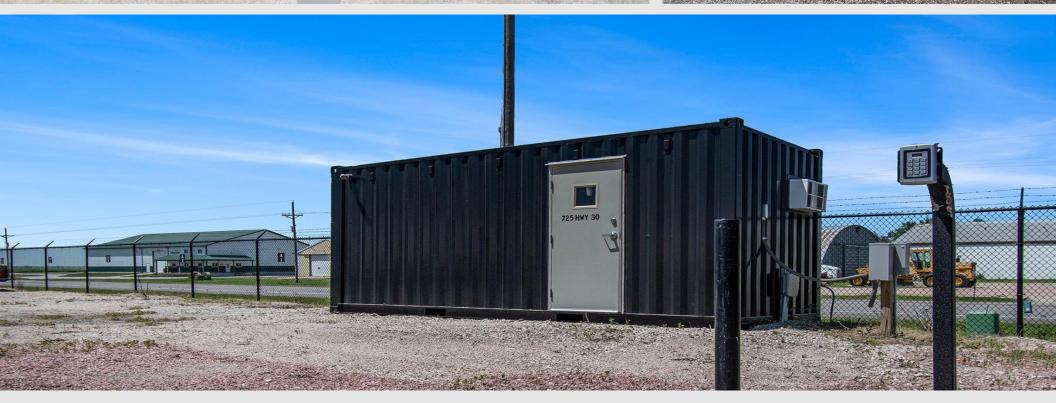






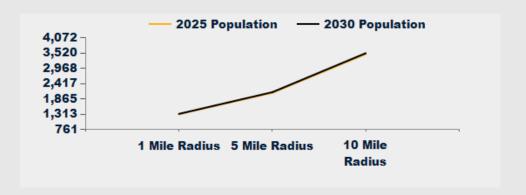


Automatic Gate



POPULATION	1 MILE	5 MILE	10 MILE
2000 Population	1,207	2,041	3,609
2010 Population	1,187	1,976	3,435
2025 Population	1,313	2,086	3,487
2030 Population	1,324	2,110	3,520
2025 African American	4	6	11
2025 American Indian	2	2	6
2025 Asian	3	5	8
2025 Hispanic	86	113	187
2025 Other Race	31	40	80
2025 White	1,226	1,958	3,254
2025 Multiracial	48	75	128
2025-2030: Population: Growth Rate	0.85%	1.15%	0.95%

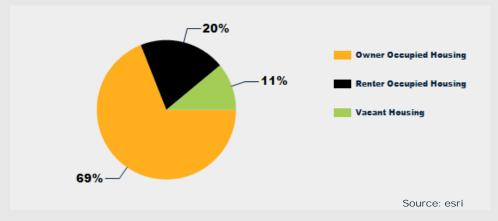
2025 HOUSEHOLD INCOME	1 MILE	5 MILE	10 MILE
less than \$15,000	14	28	55
\$15,000-\$24,999	40	64	98
\$25,000-\$34,999	22	42	73
\$35,000-\$49,999	45	87	137
\$50,000-\$74,999	88	157	246
\$75,000-\$99,999	101	174	267
\$100,000-\$149,999	81	153	281
\$150,000-\$199,999	83	113	172
\$200,000 or greater	37	61	108
Median HH Income	\$84,401	\$81,925	\$83,377
Average HH Income	\$100,706	\$98,379	\$101,704



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



1 MILE	5 MILE	10 MILE
57	93	169
94	141	221
91	136	233
66	107	187
70	112	181
70	119	203
89	155	273
79	139	249
80	129	211
58	96	154
35	56	93
25	43	69
998	1,607	2,683
40	42	42
41	42	43
1 MII E	5 MII E	10 MILE
\$76,826	\$77,937	\$84,626
	57 94 91 66 70 70 89 79 80 58 35 25 998 40 41 1 MILE	57 93 94 141 91 136 66 107 70 112 70 119 89 155 79 139 80 129 58 96 35 56 25 43 998 1,607 40 42 41 42 1 MILE 5 MILE

2025 INCOME BY AGE	1 MILE	5 MILE	10 MILE
Median Household Income 25-34	\$76,826	\$77,937	\$84,626
Average Household Income 25-34	\$94,871	\$95,000	\$102,209
Median Household Income 35-44	\$98,399	\$98,475	\$104,710
Average Household Income 35-44	\$113,808	\$114,454	\$122,817
Median Household Income 45-54	\$111,214	\$105,386	\$107,275
Average Household Income 45-54	\$123,875	\$120,488	\$123,365
Median Household Income 55-64	\$94,482	\$87,622	\$90,493
Average Household Income 55-64	\$109,252	\$104,838	\$107,863
Median Household Income 65-74	\$71,582	\$71,425	\$72,651
Average Household Income 65-74	\$91,717	\$89,610	\$90,193
Average Household Income 75+	\$61,517	\$62,557	\$64,225

