

An aerial photograph showing a multi-family development with several purple-roofed buildings and a swimming pool. A large, irregularly shaped parcel of land is outlined in blue. The parcel is located near Highway 133 and Highway 30. A callout box points to the multi-family units.

132 Multi-family
Units Underway

Highway
133

Highway
30

PRICE REDUCTION!

Land For Sale Highway 133 & Highway 30

Blair, Nebraska

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10.8 acres of commercially zoned land
with Tax Increment Financing now available



Property Specifics

- 10.8 acres of commercially zoned land will be subdivided from current parcel PID# 890020300
- Site provides approximately 1,100 feet of frontage on Highway 133 with an average of 9,675 cars per day
- Raised pad(s) offer excellent visibility
- Tax Increment Financing (TIF) newly available

South Bypass

Highway
30

Jeep
CHRYSLER
DODGE
RAM

Walmart
Supercenter

SCOOTER'S
COFFEE

Great Clips

Cargill

THOMAS
JONES
BREADS

Holiday Inn
Express

DOLLAR TREE

Casey's

CHEVROLET

Ford

COUNTRY Auto
BLAIR, NEBRASKA



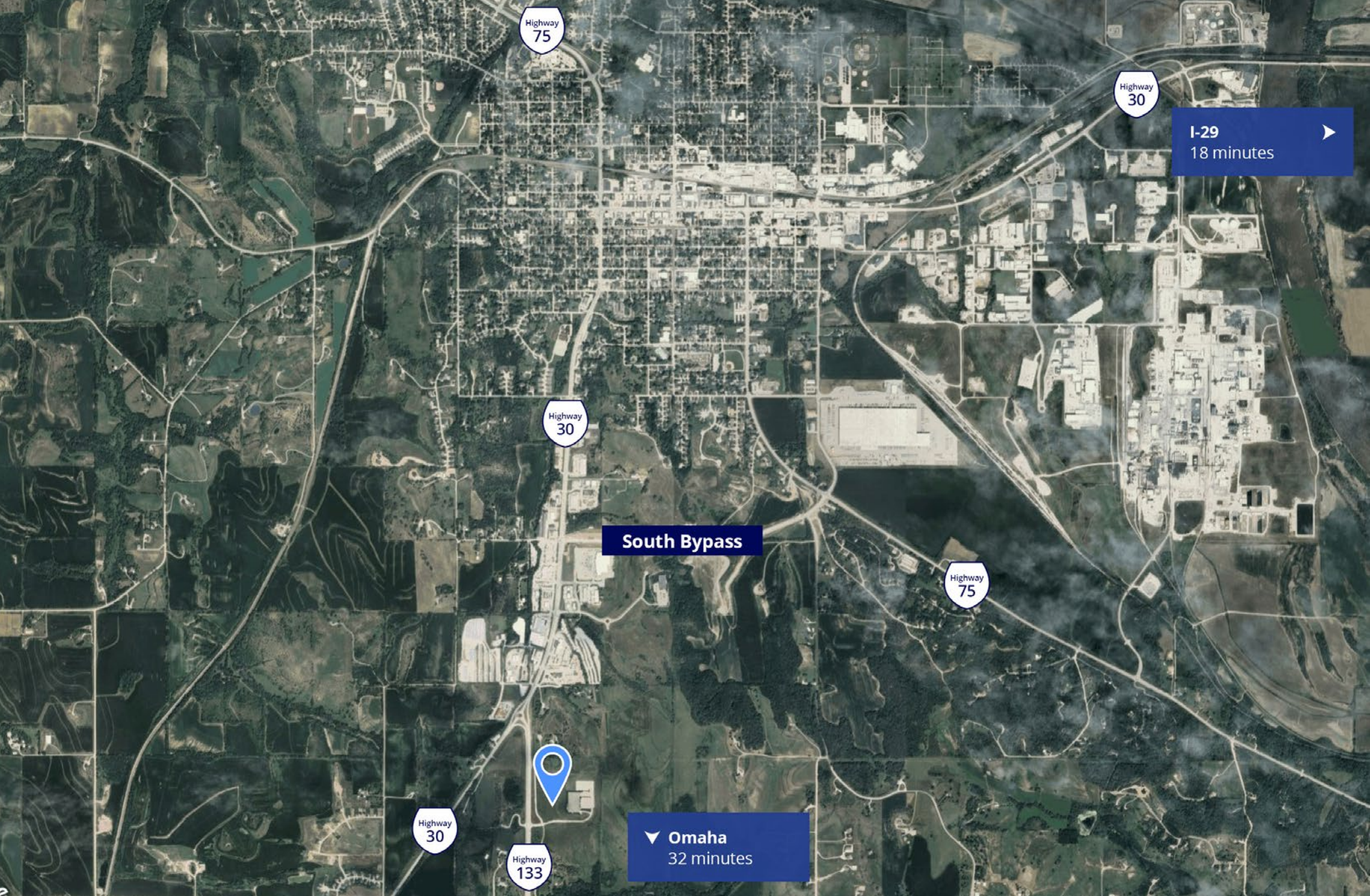
Estimated Average Daily
Traffic - 16,980 Total Vehicles

132
planned
multi-family
units

Highway
30

Highway
133





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Land For Sale

Highway 133 & Highway 30 | Blair, NE 68008

Type of Listing	Land - Highway Commercial
Price	\$2,250,000 (\$4.78/SF)
County	Washington
Acres	10.8 ac
Zoning	Commercial
Street Frontage	Hwy 133/Blair High Road, approx. 1,100 feet
Traffic Count	9,675/15,535
Utilities	Yes, to site
Real Estate Taxes	\$9,350.00 (2021)
Intersection	Hwy 133 & Hwy 30
Submarket	Blair, NE

Contact us:

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