

FOR SALE



ACCESS Commercial, LLC

Sidney, NE



LAND FOR SALE

PROPERTY HIGHLIGHTS:

- 1-80 Exposure & access to over 7,900 vehicles per day. (4,500 of those vehicles are over the road truckers delivering product across the U.S.)
- Land is ideal for a combination of commercial and agricultural.
- 6 Million ton of fine grade gravel under the surface.
- Immediate access to Sidney, NE with hotels, restaurants, shopping, and the original Cabela's.
- Close access to both the Union Pacific and BNSF railroad

ADDRESS:
Sidney, NE

SPACE AVAILABLE:
229 +/- Acres

SALE PRICE:
Negotiable

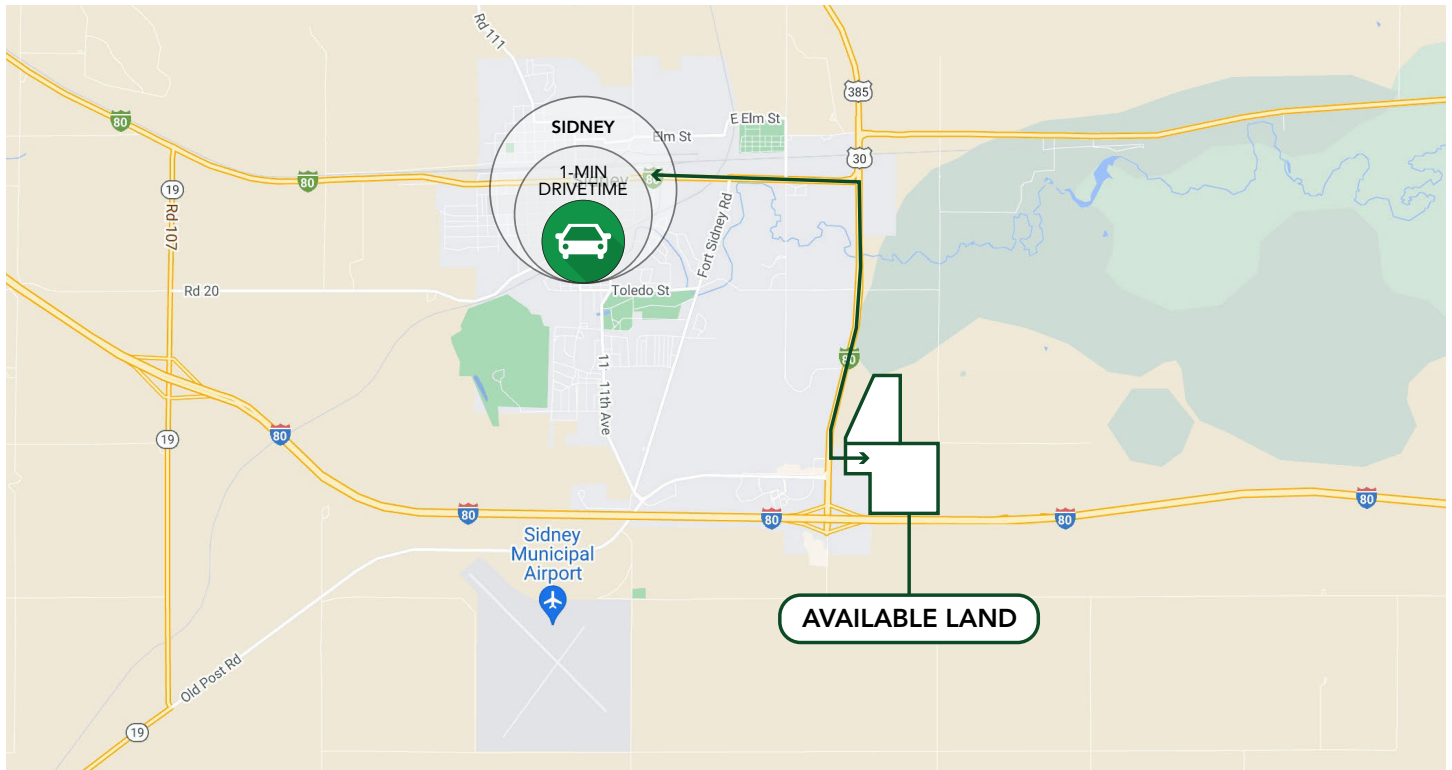
CONTACT LISTING AGENTS FOR MORE INFORMATION:

Woody Boyd
woody@dhlb.com
Cell: 303-918-4216

WWW.ACCESSCOMMERCIAL.COM

facebook.com/accesscommercial
instagram.com/accessretail
linkedin.com/access-commercial-llc

1 AERIAL & DEMOGRAPHICS



DEMOGRAPHICS:

	3 Mile:	5 Mile:	10 Mile:
Daytime Population	42,418	145,642	252,875
Population	4,872	6,677	7,230
Average HH Income	\$85,461	\$80,843	\$80,958

51.4
MEDIAN
AGE

7,930
VEHICLES PER
DAY

3,780
EMPLOYEES
IN AREA

393
BUSINESSES
IN AREA

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PROPERTY HIGHLIGHT:

- 6 Million ton of fine grade gravel under the surface.
(14 Separate soil boring tests performed by Panhandle Geotechnical & Environmental PGE)

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