

# Fully Fenced Land for Sale - North Bend

\$575,000

11.7 ACRES

OFFERING MEMORANDUM

1099 W 6th St  
North Bend, NE 68649



Lisa Marie Pringle  
BHGRE Commercial  
Realtor  
(402) 660-9078  
lisa.pringle@betteromaha.com  
20150747

 **BHGRE**  
COMMERCIAL

## OFFERING SUMMARY

ADDRESS	1099 W 6th St North Bend NE 68649
COUNTY	Dodge
PRICE	\$575,000
PRICE PSF	\$1.13
LAND SF	509,652 SF
LAND ACRES	11.7
ZONING TYPE	AG/Commercial Use
# OF PARCELS	1

## RV/Boat Storage Operators

- This prime property at 1099 W 6th St. offers a lucrative opportunity for savvy investors looking to maximize their returns.
- Currently utilized for outdoor boat/RV & truck storage, this turnkey-ready space promises a seamless transition for buyers seeking a profitable venture.
- Attention all savvy investors ready to seize a lucrative opportunity! Prime commercial land at 1099 W 6th St.. Perfect for businesses seeking ground-floor storage, distribution, or a spacious yard for equipment, this property is your ticket to unlocking exceptional ROI potential.



## Service & Trades Businesses

- Contractors, landscapers, or construction firms

## National Chain / Retail Users

- Prime investment opportunity for cross-country trucking businesses looking to optimize their operations with ample parking space. Excellent Land Opportunity – Ideal for Storage

## 2024 Tax

- \$2068.16

## Currently Leased

- 7 Units @ \$35/month per unit

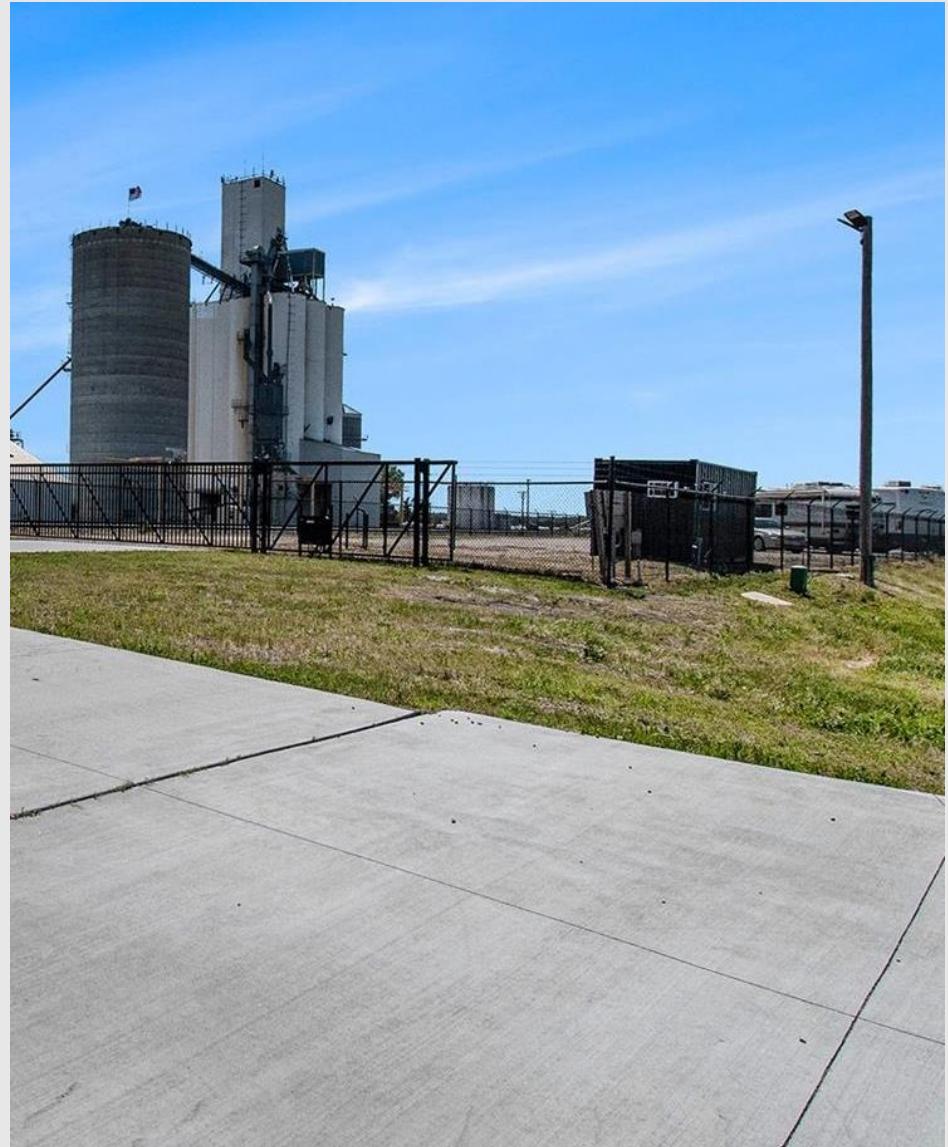
10 Parking Spots for \$98/month

## Fully Fenced

- 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.

## For Lease

- Can be leased by individual space or entire property



## North Bend

- Excellent Land Opportunity - Ideal for Storage!

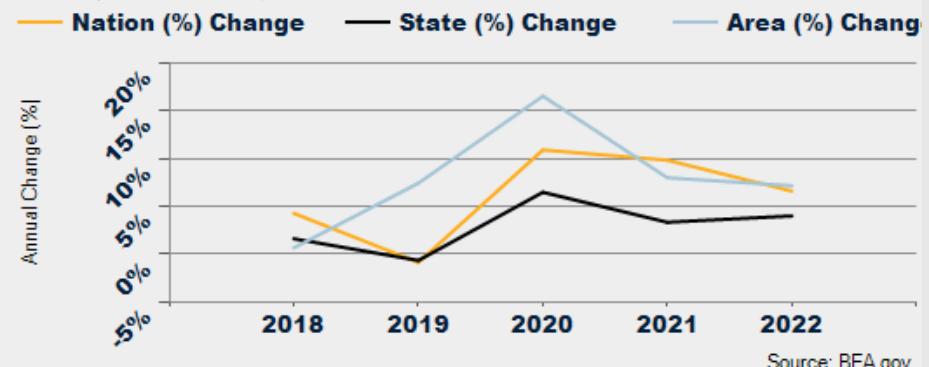
15 Miles from Fremont

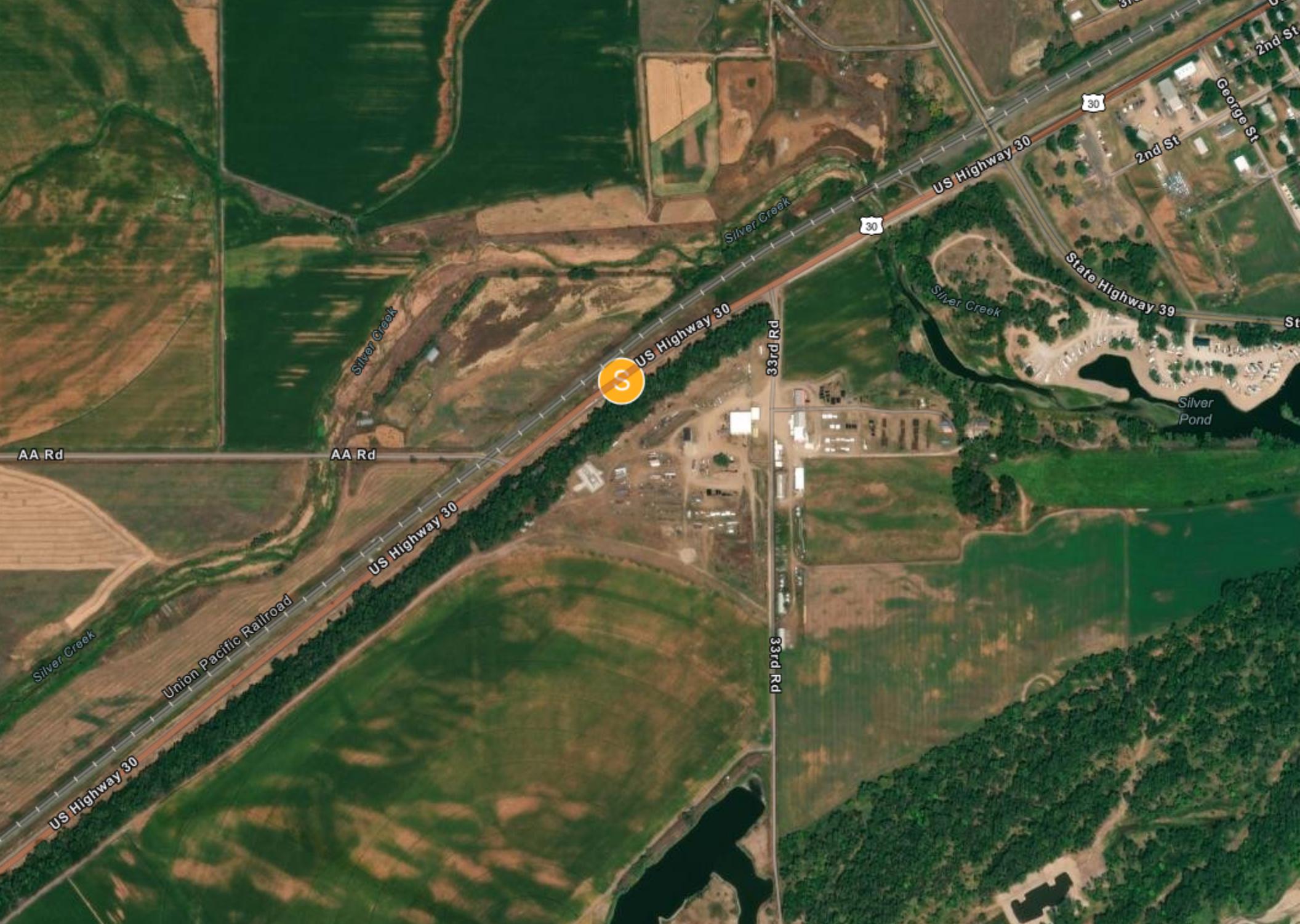
Prime property perfect for outdoor storage or future development. The land is fully fenced, offering security and immediate usability. With ample space to expand, it's a great opportunity to add storage units or other income-generating structures. Whether you're an investor or business owner, this versatile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

- Downtown North Bend: The property is located in downtown North Bend, a small and charming community in eastern Nebraska. This area offers a quaint, small-town atmosphere with local businesses, shops, and restaurants such as Main Street Cafe and The Village Bar.
- Proximity to Major Highways: North Bend is conveniently situated near major highways, including Highway 30 and Highway 79, providing easy access for commuters and potential customers traveling to and from the area.
- Recreational Opportunities: The property is close to recreational areas like Morse Bluff Park and Woodcliff Lakes Recreation Area, offering outdoor activities such as fishing, boating, and hiking for residents and visitors to enjoy.
- Community Services: Nearby amenities include the North Bend Public Library, North Bend Central High School, and local healthcare facilities like North Bend Medical Center, providing essential services for residents in the area.

- Growing Economy: North Bend has seen steady economic growth in recent years, with a mix of agricultural, retail, and service businesses contributing to the local economy. The property's location in this thriving community presents potential for business success and expansion opportunities.

### Dodge County GDP Trend





## 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

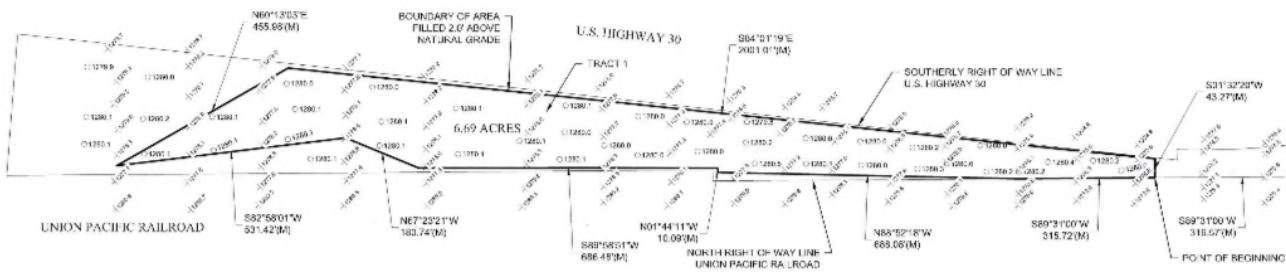
ELECTRICITY / POWER	On Site
INTERNET	High Speed







ST1/NE1/4, SEC1/4 NW1/4  
SEC. 12-T17N-R5E  
DODGE COUNTY, NEBRASKA



#### SURVEYOR'S REPORT:

THE SURVEY WAS PERFORMED AT THE REQUEST OF BETH ANN SWINCKE. THE PURPOSE OF THIS SURVEY WAS TO FENCE THE PROPERTY OWNED BY BETH ANN SWINCKE AND CREATE A METROPOLITAN PROPERTY FOR THE WEST PART OF THE "SOUTH HALF" OF THE NORTHEAST QUARTER AND THE SOUTHEAST CORNER OF THE "NORTHWEST" CORNER OF SECTION 12-T17N-R5E OF THE SIXTH P.M., DODGE COUNTY, NEBRASKA, BEING FILLED 2.0' ABOVE NATURAL GRADE.

THE TOPOGRAPHICAL SURVEY WAS PERFORMED USING A TRIMBLE GNSS R12 RECEIVER, UTILIZING THE SHIFER INSTRUMENTS RTN NETWORK.

ALL ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).

BRASS MARK UTILIZED FOR THIS SURVEY WAS BRASS CAP STAMPED NORTH BEND RESET 2004, PID DG9802.

THIS AREA IS IN ZONE AD WITH A DEPTH OF 2 FEET AS DETERMINED FROM FIRM MAP NUMBER 31053C0335F WITH AN EFFECTIVE DATE OF 1/26/09.

#### LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 5 EAST OF THE SIXTH P.M., DODGE COUNTY, NEBRASKA BEING DESCRIBED AS FOLLOWS: REFERRING TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 12, THENCE N02°22'04" W (ASSUMED BEARING) ON THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 758.86 FEET TO THE NORTH RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE S08°45'11" E, A DISTANCE OF 455.68 FEET TO THE POINT OF BEGINNING; THENCE S08°45'11" E, A DISTANCE OF 315.72 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S08°45'11" E, A DISTANCE OF 315.72 FEET; THENCE N08°52'10" W, A DISTANCE OF 686.06 FEET; THENCE N01°46'11" W, A DISTANCE OF 10.06 FEET; THENCE S08°59'53" W, A DISTANCE OF 686.46 FEET; THENCE N07°23'21" W, A DISTANCE OF 180.74 FEET; THENCE S08°59'53" W, A DISTANCE OF 531.42 FEET; THENCE N06°13'33" E, A DISTANCE OF 455.68 FEET; THENCE S04°31'19" E, A DISTANCE OF 200.01 FEET; THENCE S01°32'29" W, A DISTANCE OF 45.27 FEET TO THE POINT OF BEGINNING, CONTAINING 6.69 ACRES. MORE OR LESS.

#### SURVEYOR'S CERTIFICATE:

I, JOSHUA D. BORCHERS, L.R. #88, A REGISTERED LAND SURVEYOR, STATE OF NEBRASKA, CERTIFY THAT THE FOREGOING SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE, AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

*Joshua D. Borchers, L.R. #88*  
JOSHUA D. BORCHERS, L.R. #88



VICINITY SKETCH

DODGE COUNTY

NEBRASKA

RSF



GRAPHIC SCALE

0 50 100 150 200 250

NOTE: ALL BEARINGS ARE ASSUMED.

REG. NO. 240681  
DATE 2/19/2004  
EXPIRE 12/31/2024  
OWNER AWH  
PERIOD 12-2008-09  
HOLDING FIELD BOOK  
FILED COPY  
DATE 2/19/04  
DODGE 14553

1 OF 1





Fully Fenced Black Fencing



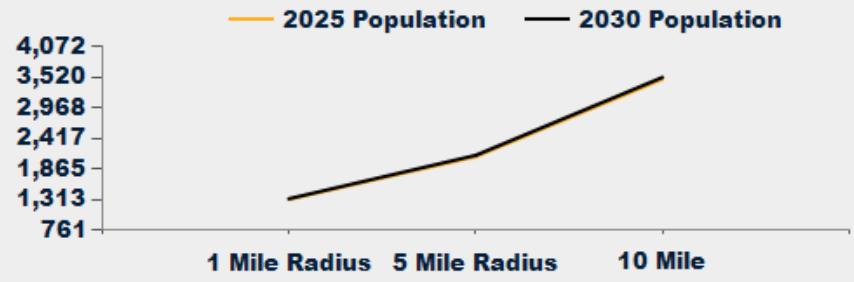


Automatic Gate

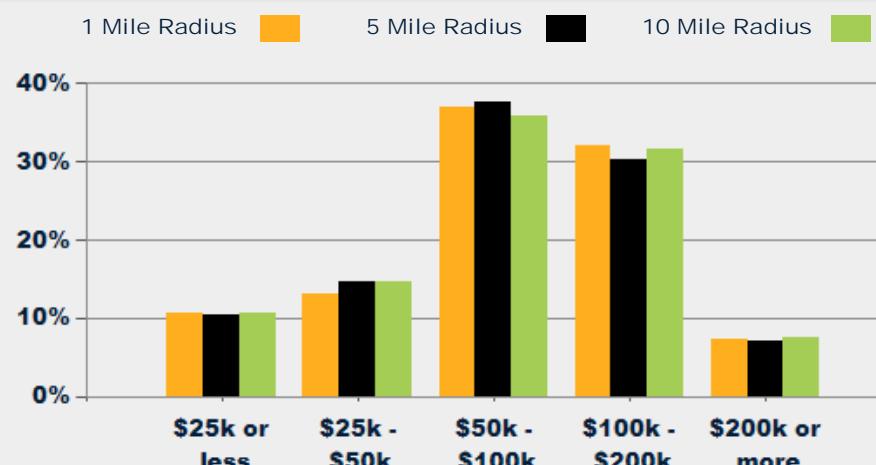


POPULATION	1 MILE	5 MILE	10 MILE
2000 Population	1,207	2,041	3,609
2010 Population	1,187	1,976	3,435
2025 Population	1,313	2,086	3,487
2030 Population	1,324	2,110	3,520
2025 African American	4	6	11
2025 American Indian	2	2	6
2025 Asian	3	5	8
2025 Hispanic	86	113	187
2025 Other Race	31	40	80
2025 White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

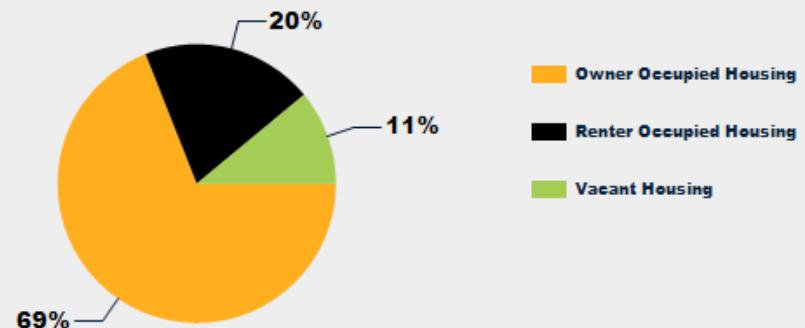
2025 HOUSEHOLD INCOME	1 MILE	5 MILE	10 MILE
less than \$15,000	14	28	55
\$15,000-\$24,999	40	64	98
\$25,000-\$34,999	22	42	73
\$35,000-\$49,999	45	87	137
\$50,000-\$74,999	88	157	246
\$75,000-\$99,999	101	174	267
\$100,000-\$149,999	81	153	281
\$150,000-\$199,999	83	113	172
\$200,000 or greater	37	61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



Source: esri

2025 POPULATION BY AGE	1 MILE	5 MILE	10 MILE
2025 Population Age 30-34	57	93	169
2025 Population Age 35-39	94	141	221
2025 Population Age 40-44	91	136	233
2025 Population Age 45-49	66	107	187
2025 Population Age 50-54	70	112	181
2025 Population Age 55-59	70	119	203
2025 Population Age 60-64	89	155	273
2025 Population Age 65-69	79	139	249
2025 Population Age 70-74	80	129	211
2025 Population Age 75-79	58	96	154
2025 Population Age 80-84	35	56	93
2025 Population Age 85+	25	43	69
2025 Population Age 18+	998	1,607	2,683
2025 Median Age	40	42	42
2030 Median Age	41	42	43

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

Population By Age

