

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



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

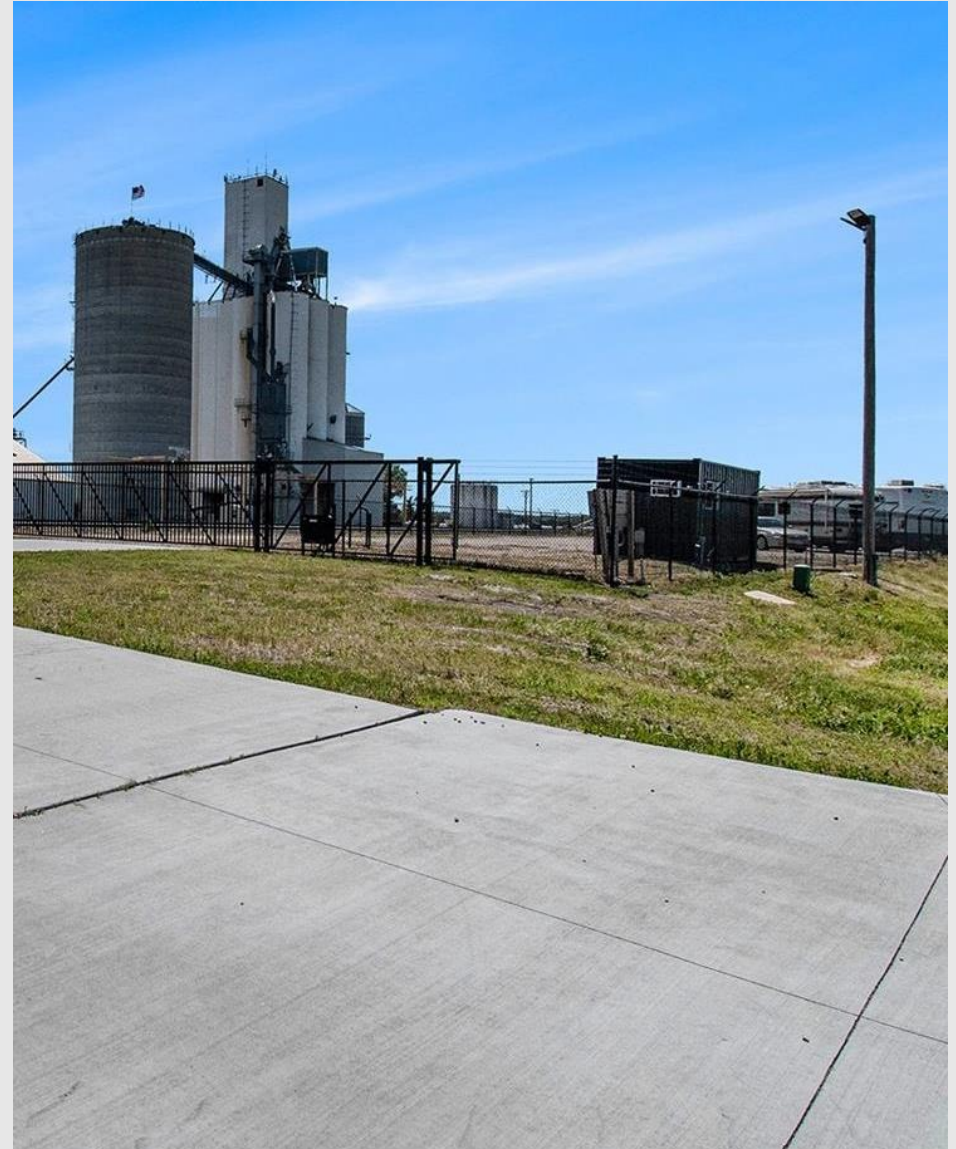
- 7 Units @ \$35/month per unit
10 Parking Spots for \$98/month

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!

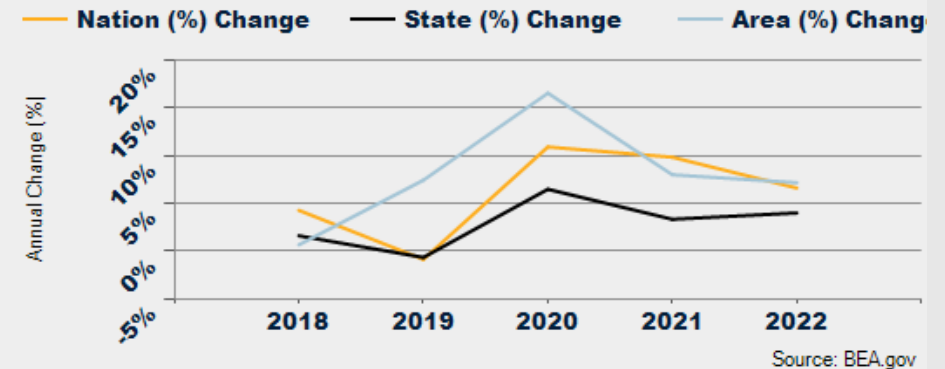
15 Miles from Fremont

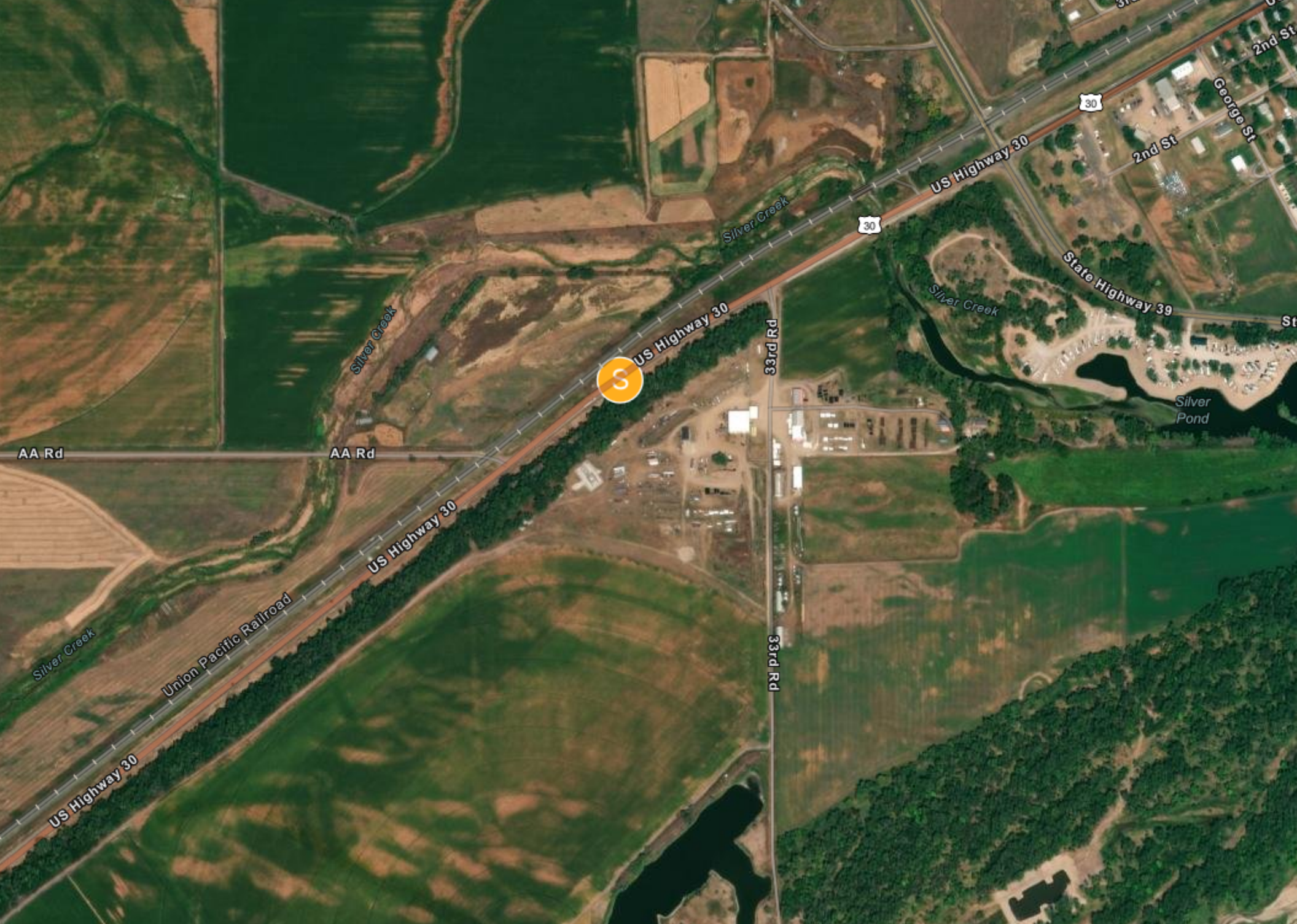
Prime property perfect for outdoor storage or future development. The land is fully fenced, offering security and immediate usability. With ample space to expand, it's a great opportunity to add storage units or other income-generating structures. Whether you're an investor or business owner, this versatile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



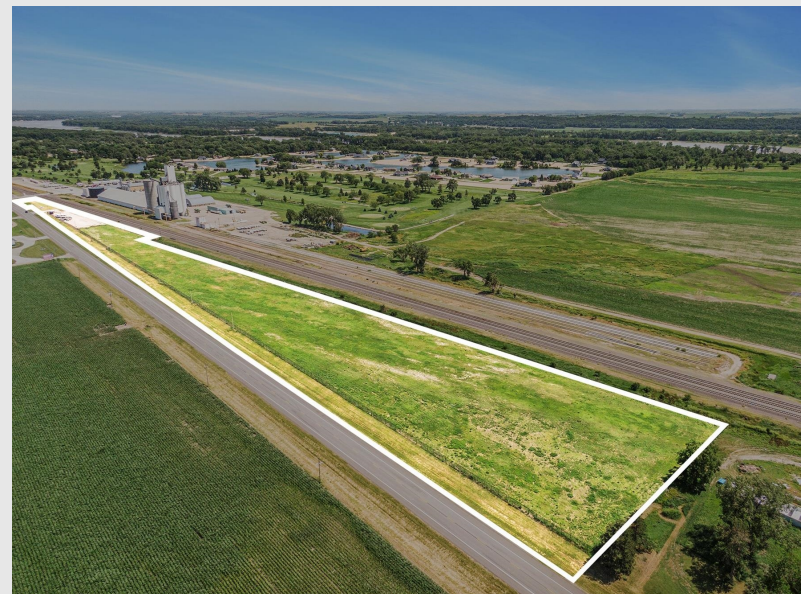


PROPERTY FEATURES

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





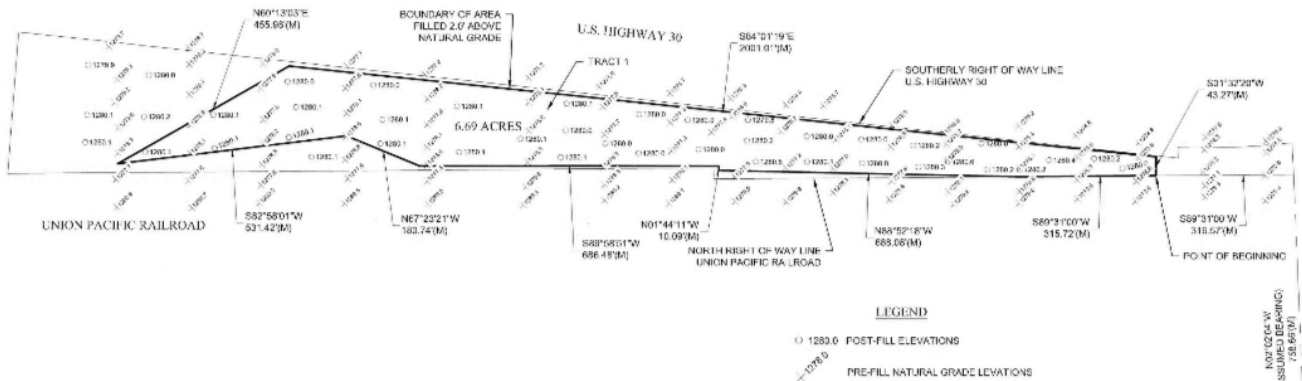


S1/2 NE1/4, SE1/4 NW1/4
SEC. 12-T17N-R5E OF THE SIXTH P.M.
DODGE COUNTY, NEBRASKA

LOMR-F

PROJECT NO. 240021
DATE 2/15/2024
DRAWN BY JWH
FILE NAME 12-20021.dwg
FILE NUMBER FIELD BOOK
FIELD BOOK NF-20
SHEET 1 OF 1

1 OF 1



SURVEYOR'S REPORT:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF BETH ANN SWIRGOSKI. THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE EXISTING GROUND ELEVATIONS AND CREATE A MATHEMATICAL BOUNDARY FOR THAT 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 RTK RECEIVER, UTILIZING THE SHILIER INSTRUMENTS RTN NETWORK.

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

BENCHMARK UTILIZED FOR THIS SURVEY WAS BRASS CAP STAMPED NORTH BEND RESET 2004, PID 069002.

THIS AREA IS IN ZONE AD WITH A DEPTH OF 2 FEET AS DERIVED FROM FIRM MAP NUMBER 310303335F WITH AN EFFECTIVE DATE OF 1/2/2009.

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°02'04"W (ASSUMED BEARING) ON THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 758.96 FEET TO THE NORTH RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE S89°31'00"W ON SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 316.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S89°31'00"W ON SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 315.72 FEET; THENCE N09°52'18"W, A DISTANCE OF 886.36 FEET; THENCE N01°44'11"W, A DISTANCE OF 10.06 FEET; THENCE S89°59'15"W, A DISTANCE OF 686.48 FEET; THENCE N87°23'21"W, A DISTANCE OF 180.74 FEET; THENCE S82°58'01"W, A DISTANCE OF 531.42 FEET; THENCE N60°13'00"E, A DISTANCE OF 455.68 FEET; THENCE S84°01'19"E, A DISTANCE OF 2001.01 FEET; THENCE S01°32'28"W, A DISTANCE OF 43.27 FEET TO THE POINT OF BEGINNING. CONTAINING 6.69 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS TOPOGRAPHIC 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. Borcherds
JOSHUA D. BORCHERDS, L.S. 766



VICINITY SKETCH

DODGE COUNTY
NEBRASKA



GRAPHIC SCALE



NOTE: ALL BEARINGS ARE ASSUMED.





Fully Fenced Black Fencing



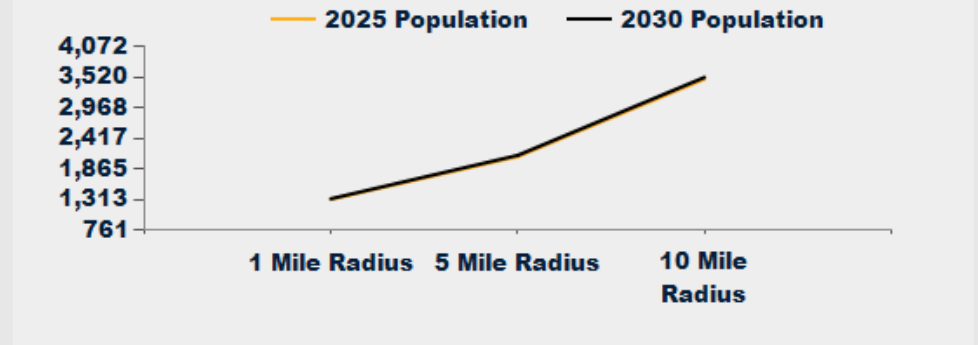


Automatic Gate

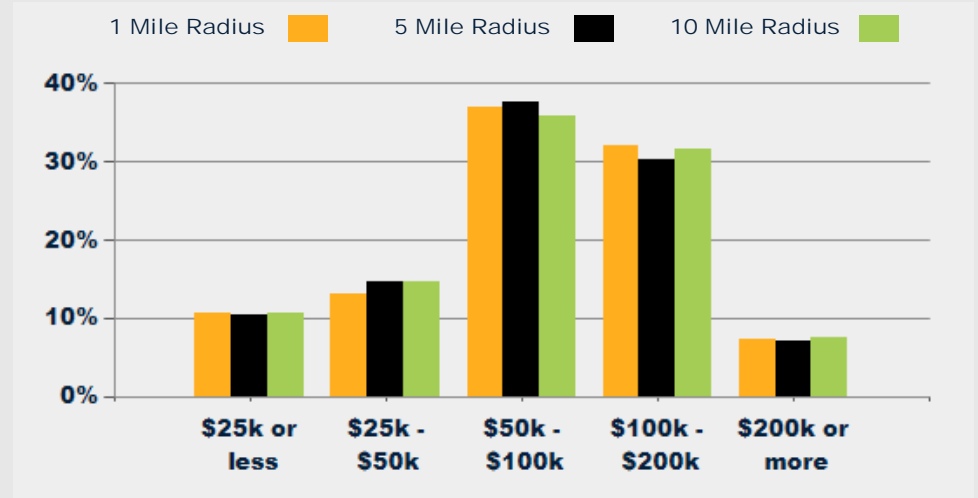


POPULATION	1 MILE	5 MILE	10 MILE
2000 Population	1,207	2,041	3,609
2010 Population	1,187	1,976	3,435
2025 Population	1,313	2,086	3,487
2030 Population	1,324	2,110	3,520
2025 African American	4	6	11
2025 American Indian	2	2	6
2025 Asian	3	5	8
2025 Hispanic	86	113	187
2025 Other Race	31	40	80
2025 White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

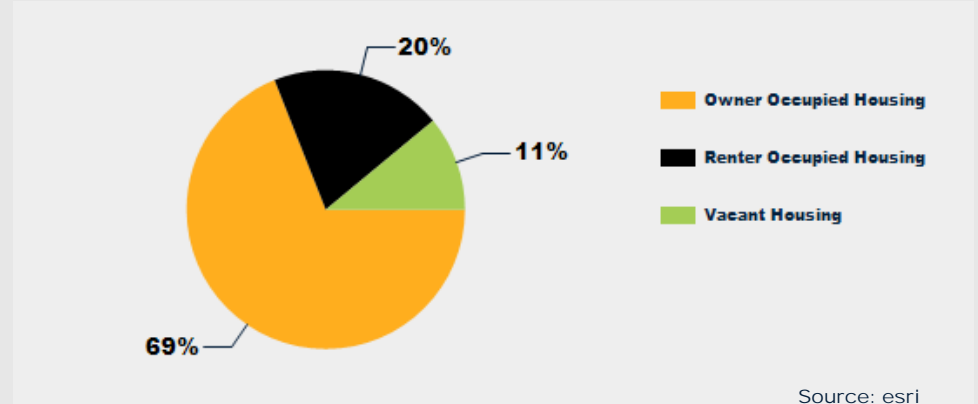
2025 HOUSEHOLD INCOME	1 MILE	5 MILE	10 MILE
less than \$15,000	14	28	55
\$15,000-\$24,999	40	64	98
\$25,000-\$34,999	22	42	73
\$35,000-\$49,999	45	87	137
\$50,000-\$74,999	88	157	246
\$75,000-\$99,999	101	174	267
\$100,000-\$149,999	81	153	281
\$150,000-\$199,999	83	113	172
\$200,000 or greater	37	61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

