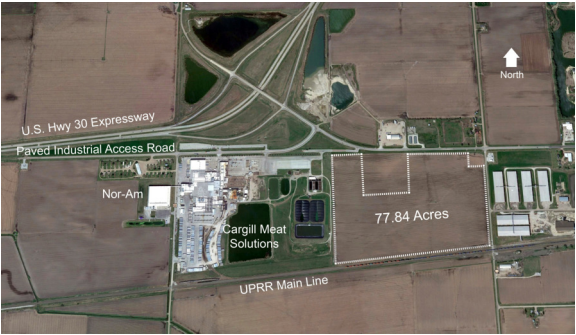




Zoning:	Industrial-Heavy, Commercial, Manufacturing, Retail, Mixed Use
Topography:	Flat
Adjacent Available Acres:	n/a
Setting:	Single Site
Within City Limits:	Yes
Sale Price:	\$2,000,200
Sale Price Note:	Pricing for 10.84 acres \$30,000 per acre, pricing for 67 acres is \$25,000 per acre
Last Updated:	Mar 4, 2024

Economic Development Contact

Brian Bywater
Schuyler Community Development
1119 B Street
Schuyler, NE 68661
(402) 615-3653 | schuylerdevelopment@yahoo.com

Realtor/Owner Contact

Bert Murray
402-699-6680 | bert@southmostdrywall.com

Property and Area Description

This 77+ acre site is flat with river-deposited silt, clay, sand and gravel soils. There are no wetlands and the site is outside of the 500 year flood plain. Presently the site is being used for agriculture. This site is 1/8 mile from an east-west interchange to 4-lane U.S. Hwy. 30 Expressway and one mile from Nebraska Hwy. 15. Union Pacific mainline borders south side of site. An industrial lead rail is adjacent to the site. Love's Truck Stop is on the North side of the property. There are multiple parcels with price negotiable.

Population

	8,791 10 Mile Radius	50,444 20 Mile Radius	79,884 30 Mile Radius
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Source: ESRI®, 2024

Households

	2,818 10 Mile Radius	19,343 20 Mile Radius	31,151 30 Mile Radius
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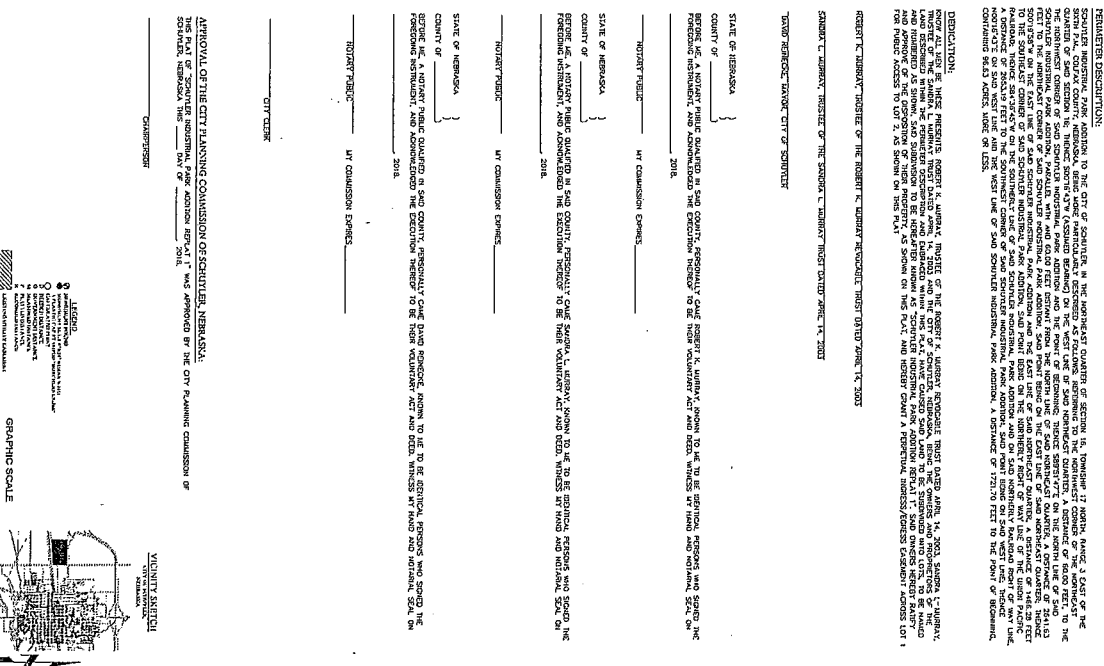
Source: ESRI®, 2024

Transportation

Nearest Highway: U.S. Hwy. 30 Expressway (0.25 mi.)
Nearest Interstate: I-80 (50.00 mi.)
Nearest Airport: Columbus Municipal Airport (16.00 mi.)
Nearest Commercial Airport: Lincoln Municipal Airport (65.00 mi.)
Rail Served: Possible
Rail Served By: Union Pacific Railroad
Rail Type: Greenfield
Rail Accessible: Yes
Rail Infrastructure in Place: No
Rail Contact: Patrick Bock
Rail Contact Phone: 402-544-2305
Rail Contact Email: pnbock@up.com

Utilities

Electric: City of Schuyler
Natural Gas: Black Hills Energy
Water: City of Schuyler
Sewer: City of Schuyler
Telecommunications: Eagle Communications



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SEC. 16-T17N-R3E SIXTH P.M.
COLFAX COUNTY, NEBRASKA