Schuyler, NE: 77.84 Acres

981 Road E | Schuyler, NE | US | Colfax County **Available Acres:** 77.84 | **Sale Price:** \$2,000,200



Zoning:	Industrial-Heavy, Commercial.
	Manufacturing, Retail,
	Mixed Use
Topography:	Flat
Adjacent Available	n/a
Acres:	
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

8,79110 Mile Radius

50,444 20 Mile Radius

79,884 30 Mile Radius

Source: ESRI[®], 2024

Households



2,81810 Mile Radius

19,343 20 Mile Radius

31,15130 Mile Radius

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

SCHUYLER INDUSTRIAL PARK ADDITION REPLAT 1, A REPLAT OF SCHUYLER INDUSTRIAL PARK ADDITION TO THE CITY OF SCHUYLER, IN THE NORTHEAST QUARTER OF SECTION 16 TOWNSHIP 17 NORTH, RANGE 3 EAST OF THE SIXTH P.M., COLFAX COUNTY, NEBRASKA MINOR SUBDIVISION

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