

**OFFERING MEMORANDUM
COMMERCIAL LAND
SCOTTSBLUFF, NEBRASKA**



Location: The property is located at 2216 14th Avenue, Scottsbluff, Nebraska.

Listing Price: \$419,000

Description

Land Size: 81,620 SF

Amenities: The utilities available include water, sewer natural gas and electricity. Highway #26 is a 4-lane highway and 14th Avenue is a paved two-lane street. There is an advertising sign on the western portion of the property with additional income.

Site: The site is 81,620 SF and located at the southwest of corner of Highway #26 and 14th Avenue. The location is a very high traffic area of Scottsbluff and has many possibilities. The site is zoned "C-2". There is an easement for a covered drainage ditch on the western portion of the site.

Neighborhood: The property is a vacant parcel of land located in highly developed commercial area. The uses include Target, Holiday Inn Express, Team Auto Sales, Fremont Auto Sales, Murdochs, Uptown Mall, Hobby Lobby, Dunham's Sports Store, Harbor Freight Applebee's, Ole Restaurant, Reganis Auto sales, Fairfield Inn & Suites. Highway #26 is a major corridor in western Nebraska and intersects with Highway #71 just east of Scottsbluff.

Broker's Remarks The subject has many possibilities for all types of uses.

Information is deemed credible but not guaranteed

For more information call:
Gary Brandt, CCIM - (308) 632.7228



Location Map



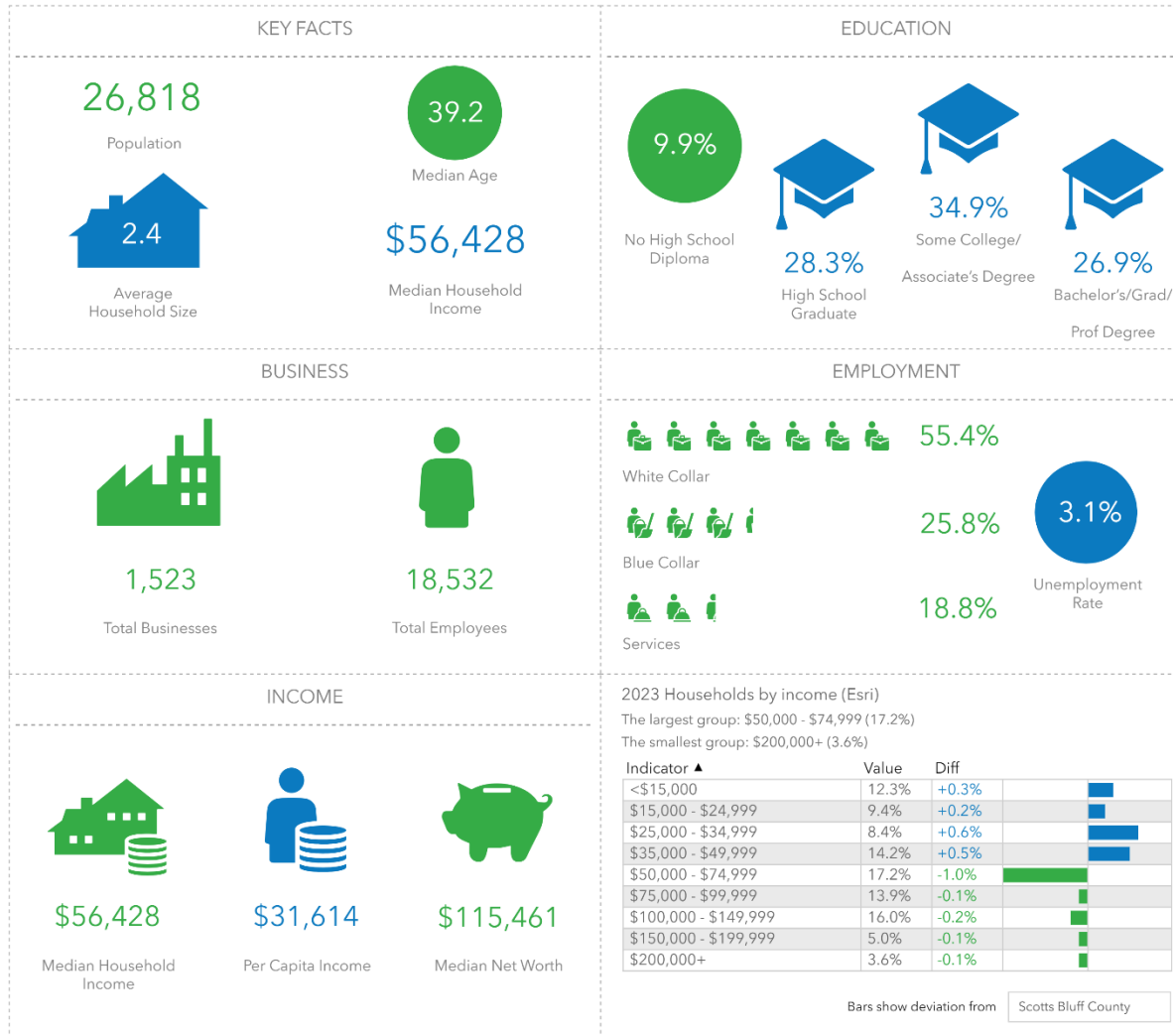
Green star indicates general proximity of property for sale.

Information is deemed credible but not guaranteed

For more information call:
Gary Brandt, CCIM - (308) 632.7228

Key Facts

2216 14th Ave, Scottsbluff, Nebraska, 69361
Ring of 5 miles



Source: This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023). © 2024 Esri

Information is deemed credible but not guaranteed

For more information call:
Gary Brandt, CCIM - (308) 632.7228

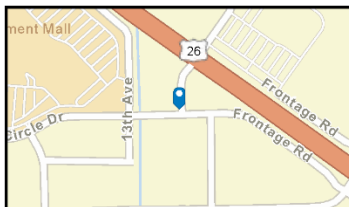
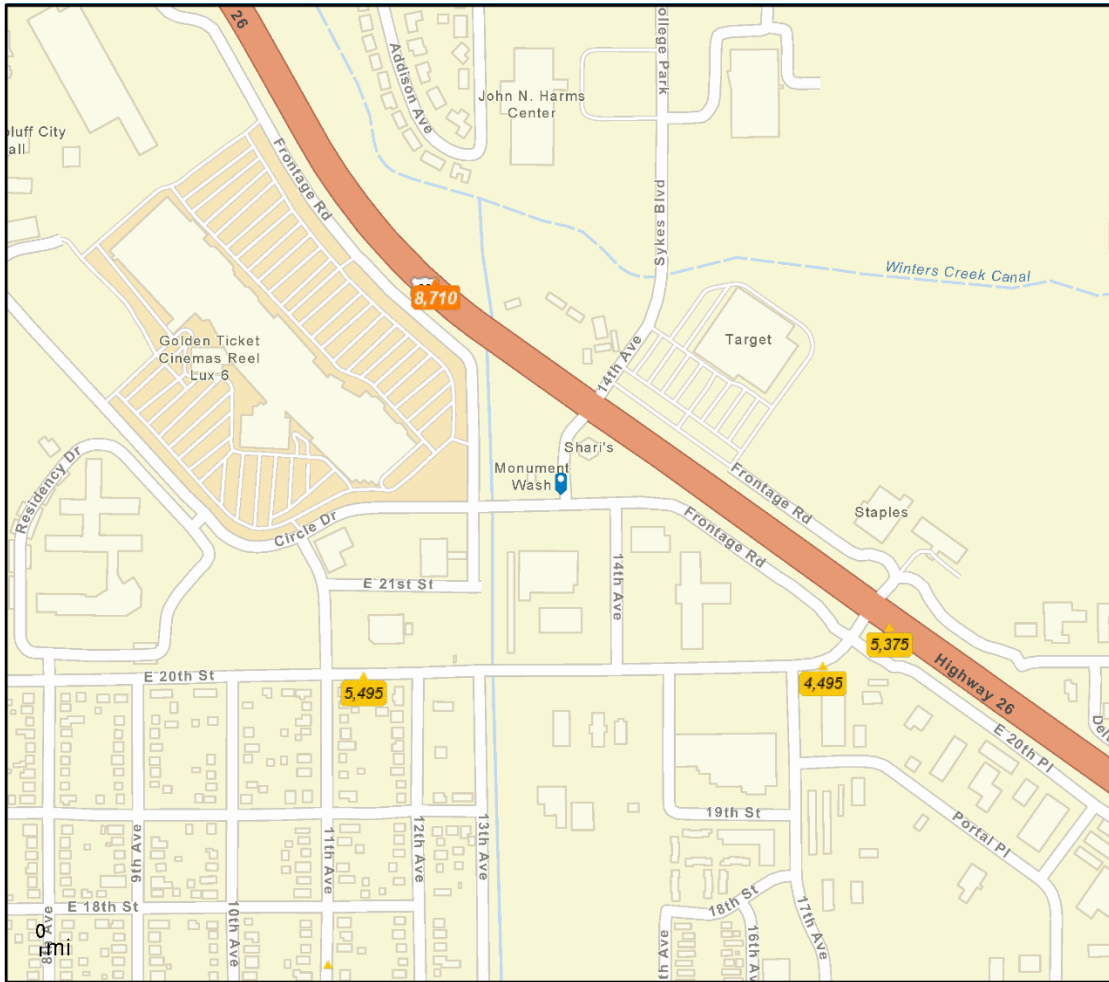
Traffic Count



Traffic Count Map - Close Up

2216 14th Ave, Scottsbluff, Nebraska, 69361
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 41.86863
Longitude: -103.64517



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q3 2023).

February 13, 2024

©2024 Esri

Page 1 of 1

Information is deemed credible but not guaranteed

For more information call:
Gary Brandt, CCIM - (308) 632.7228



PICTURES

Front Elevation



Aerial Photo



Information is deemed credible but not guaranteed

For more information call:
Gary Brandt, CCIM - (308) 632.7228



Disclaimer

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of a commercial building located at 2216 14th Avenue, Scottsbluff ("Property").

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Brandt Real Estate. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Brandt Real Estate, nor any of their respective directors, officers, affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents and no legal commitment or obligation shall arise because of your receipt of this Memorandum or use of its contents.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement (s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Brandt Real Estate. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Brandt Real Estate.

In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to Brandt Real Estate or destroy.

©2024 Brandt Real Estate, Inc. The information herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property of your needs.

It is specifically understood, Gary Brandt is a principal of Brandt Real Estate, Inc., and is licensed Nebraska real estate broker, and he has legal beneficial interest in the property that is the subject of this offering memorandum.

Information is deemed credible but not guaranteed

For more information call:
Gary Brandt, CCIM - (308) 632.7228

