



# FOR SALE

## DEVELOPMENT PROPERTY

Lancaster County, NE

### 143+/- Acres

**OFFERED AT:**

### \$6,100,000

### ***ABOUT THIS PROPERTY:***

Development property in northwest Lancaster County, located at 7133 W Holdrege Street. It is one of Lancaster County's best development properties that fits into the Lincoln/Lancaster County 2050 Comprehensive Plan with many more additional perks. The location offers 143 +/- acres of gently sloping terrain plus Solar Farm.

The area is supported by newly updated elementary and middle schools plus anchored by the New Lincoln Northwest High School. Easy access to many locations; including Lincoln's Municipal Airport, Interstate 80 and minutes from downtown Lincoln.



## More About this Property:

Grocery and convenience stores, hardware stores, restaurants, and sports bars are located in the area. The close proximity to the Haymarket area and downtown events is unmatched adding to the desirability of this location for future homeowners. Potential residents of this property would have access to many outdoor activities, including Nine Mile Prairie, 11 miles to Branched Oak, 4 miles to Pawnee Lake, plus 7.6 miles to Conestoga Lake and Twin Lakes Wildlife Management area.

Developers looking for the next premier property for development look no further. The lure of outdoor activities, less traffic, updated and new schools, and close proximity to many of Lincoln's downtown activities will make this one of the most desirable locations. The area has additional commercial development opportunities in their early stages.

The property also supports a Solar Farm that has a transferrable lease. Currently in year 9 of a 20 yr lease with the option of 2 additional 5-year terms going forward.

From I-80 take the Northwest 48th Street exit and proceed north to West Holdrege St. Turn left heading West on West Holdrege St to American Legacy Land Co signs.

Listing Agent: Bob Osborne 402-660-4970

bosborne@AmericanLegacyLandCo.com

List Price: \$6,100,000.00

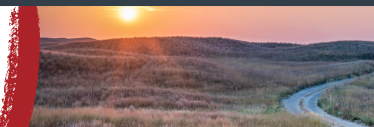
Legal Description: S23, T10, R5, 6th Principal Meridian NENE & NENE & Lot 36 & 37 NE 143+/- Acres

## FEATURES:

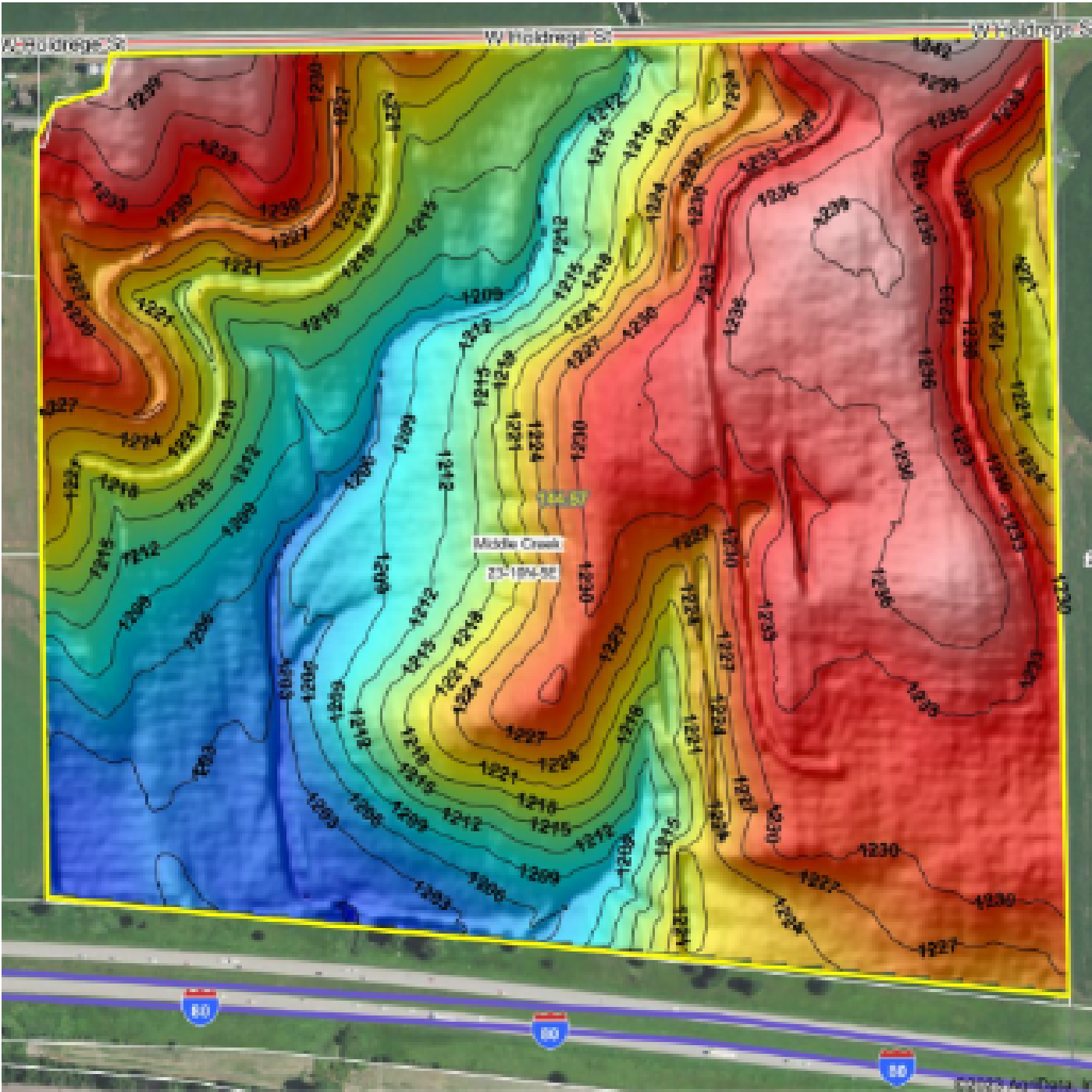
- Development property
- Less traffic
- Near new and updated schools
- Close proximity to downtown Lincoln activities
- Gently sloping terrain
- Solar Farm







Lancaster County,  
NEBRASKA

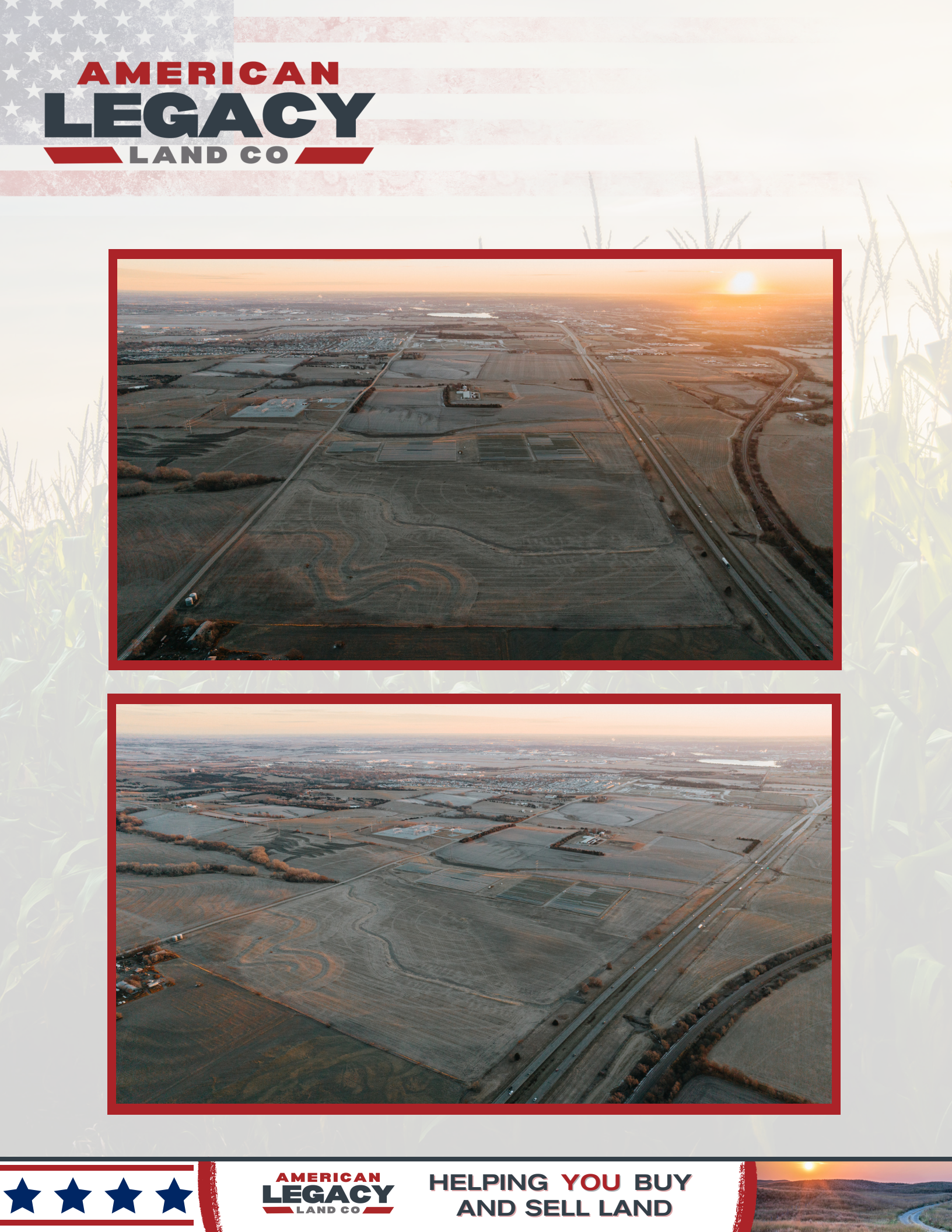


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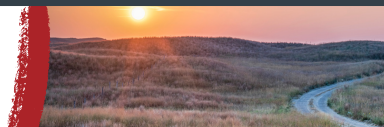
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## About the Agent:

Bob Osborne is a man of the people. With an uncanny ability to connect with others, this land agent brings together buyers, sellers & investors with the utmost level of professionalism. Through open communication, Bob works to create the best possible outcome for all involved.

Having worked 40 years in the service industry, he knows what it takes to listen, educate and provide customers with what they need in a Land transaction.

Originally from Fort Hood, Texas, Bob went to school in Council Bluffs and attended the Nebraska College of Business. He spent many years in retail grocery management and wholesale distribution, working in everything from retail management, advertising, logistics, warehousing, marketing, sales and national account management. Before coming Nebraska Realty, he earned a Distinguished Service Award from Nebraska Grocery Industry.

Bob has been exposed to many types of businesses, including: farming, land and soil conservation, habitat creation, wildlife management programs, cattle operations and well water operations. He has a deep understanding of the rural landscape of the Midwest to include state, local, regional and national programs to assist in closing deals; as well as an understanding of contracts and negotiations. Big on community involvement Bob volunteers with many groups whenever time allows.



He enjoys all outdoor activities plus training his Labrador retriever "Hank" in upland, waterfowl and field trial events.

Bob lives with his wife, Kathy, in Omaha, Nebraska, but both will office from their property in Burwell, NE as they both have many customers in the area. Together, they have four grown children, Jennifer, Justin, Sara, and Dylan and 3 grandchildren Hallie, Cole & Harlee.

**BOB OSBORNE**, LAND AGENT



**402-660-4970**



**[bosborne@AmericanLegacyLandCo.com](mailto:bosborne@AmericanLegacyLandCo.com)**