

**Interstate 80 Commercial Development Opportunity**  
20925 RD 8  
Big Springs, NE 69122-

**\$850,000**  
8.34± Acres  
Deuel County



## Interstate 80 Commercial Development Opportunity Big Springs, NE / Deuel County

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### SUMMARY

**Address**

20925 RD 8

**City, State Zip**

Big Springs, NE 69122-

**County**

Deuel County

**Type**

Commercial

**Latitude / Longitude**

41.047146 / -102.069054

**Taxes (Annually)**

\$3,271

**Dwelling Square Feet**

1,560

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

8.34

**Price**

\$850,000

**Property Website**

<https://www.ranchandrecreation.com/property/interstate-80-commercial-development-opportunity/deuel/nebraska/107245/>



**MORE INFO ONLINE:**

<https://www.ranchandrecreation.com/>

**PROPERTY DESCRIPTION**

# **Interstate 80 Commercial Development Opportunity**

## **8.34± Acres | Big Springs, Nebraska**

Located at the highly traveled Interstate 80 and Big Springs interchange, this 8.34± acre commercial offering presents a rare opportunity to acquire one of the area's most visible and strategically positioned development sites. Offered in two tracts, the property features interstate frontage, excellent accessibility, existing improvements, income-producing assets, and multiple avenues for future growth.

The property's location along one of America's busiest transportation corridors creates exceptional potential for a wide range of commercial uses. With strong visibility from Interstate 80 and convenient access for both eastbound and westbound travelers, the property is ideally suited for a convenience store, gas station, truck service facility, travel center, restaurant, equipment dealership, contractor headquarters, mini-storage facility, RV services business, or other commercial enterprise designed to serve interstate traffic.

In addition to its commercial development potential, the property is currently operating as McGreer's Campground. Buyers may choose to continue operating and improving the campground, expand RV services, modernize the facilities, or utilize the existing operation as an income-producing asset while planning future development. The combination of current business use and long-term commercial upside creates a unique investment opportunity rarely found along the Interstate 80 corridor.

The offering also includes a rented residential home, campground office facilities, and established infrastructure that may provide immediate value to future owners. Whether your vision involves developing a new interstate business, expanding campground operations, or creating a mixed-use commercial destination, this property offers the location, visibility, and flexibility to make it possible.

**Please Note:** The cabin located adjacent to the campground office is not included in the sale and will be retained by the seller.

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## **Tract 1 - \$400,000**

### **3.85± Acres | Prime Interstate Commercial Development Site**

Tract 1 consists of approximately 3.85± acres positioned at one of the most visible commercial locations in the Big Springs area. The parcel offers outstanding interstate exposure and is ideally suited for future commercial development.

Currently utilized as part of McGreer's Campground, the tract provides flexibility for continued campground use, RV expansion, or redevelopment into a convenience store, fuel station, restaurant, service business, truck facility, storage operation, or other commercial venture.

The property's location and visibility make it one of the most attractive commercial development opportunities available along this stretch of Interstate 80.

**Offered at \$400,000**

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## **Tract 2 - \$450,000**

### **4.49± Acres | Rental Home, Campground Office & Commercial Support Facilities**

Tract 2 includes the campground office, support facilities, and a rented three-bedroom, two-bath residence providing immediate rental income. The office building currently serves the campground operation but could easily support a variety of future commercial uses.

**MORE INFO ONLINE:**

<https://www.ranchandrecreation.com/>

The residence offers additional flexibility as employee housing, manager housing, or an investment rental property. Combined with the commercial acreage and proximity to Interstate 80, this tract complements Tract 1 and enhances the overall development potential of the offering.

**Please Note:** The cabin adjacent to the office building is excluded from the sale and will be retained by the seller.

**Offered at \$450,000**

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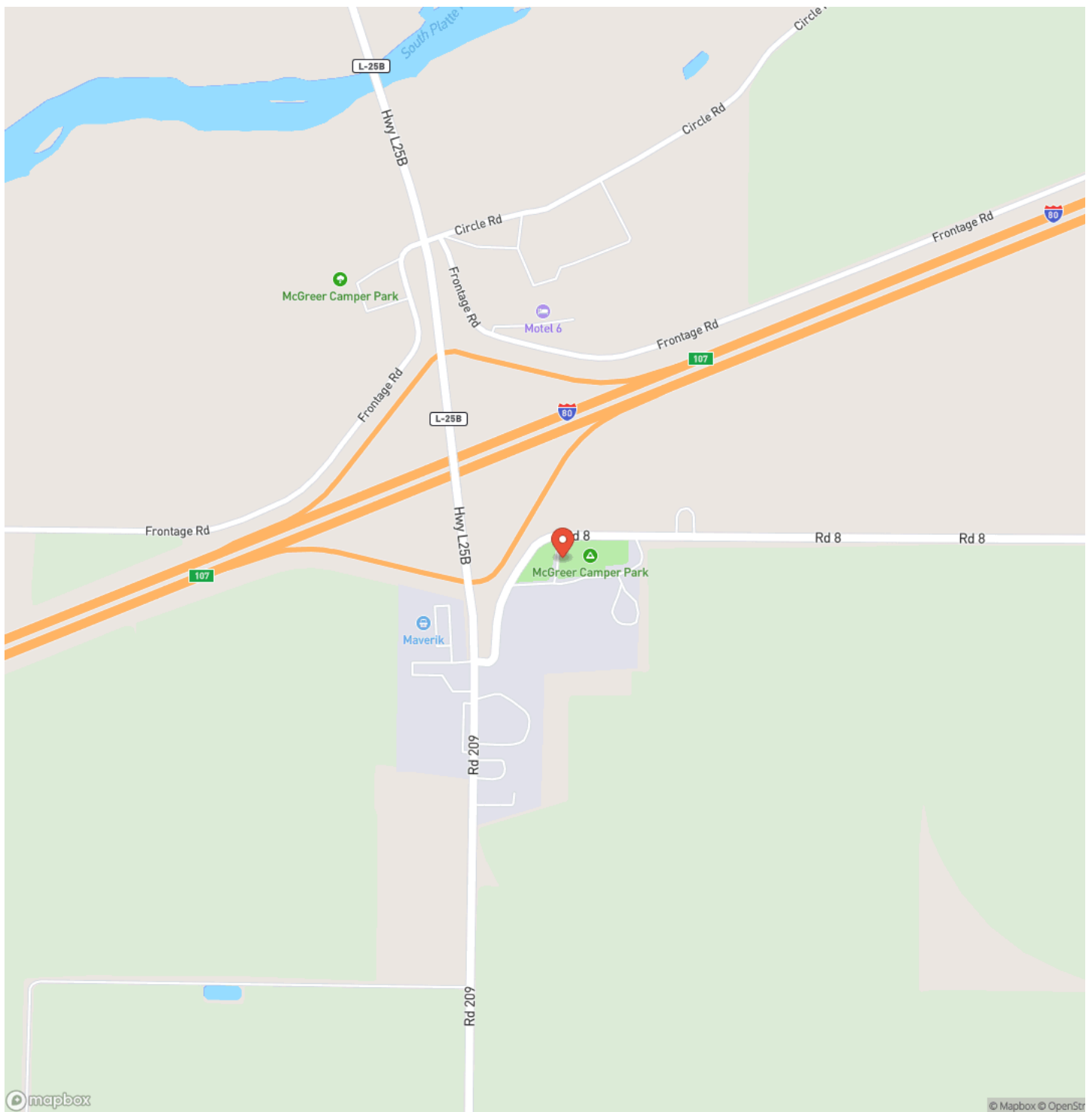
### **Property Highlights**

- 8.34± total acres offered in two tracts
- Prime Interstate 80 interchange location
- Excellent visibility and easy access
- Significant commercial development potential
- Ideal for gas station, convenience store, truck stop, travel center, restaurant, RV services, contractor yard, mini storage, or retail development
- Operating campground with expansion opportunities
- Rental residence providing income potential
- Campground office and support facilities
- Existing infrastructure in place
- High-traffic interstate corridor
- Big Springs, Nebraska

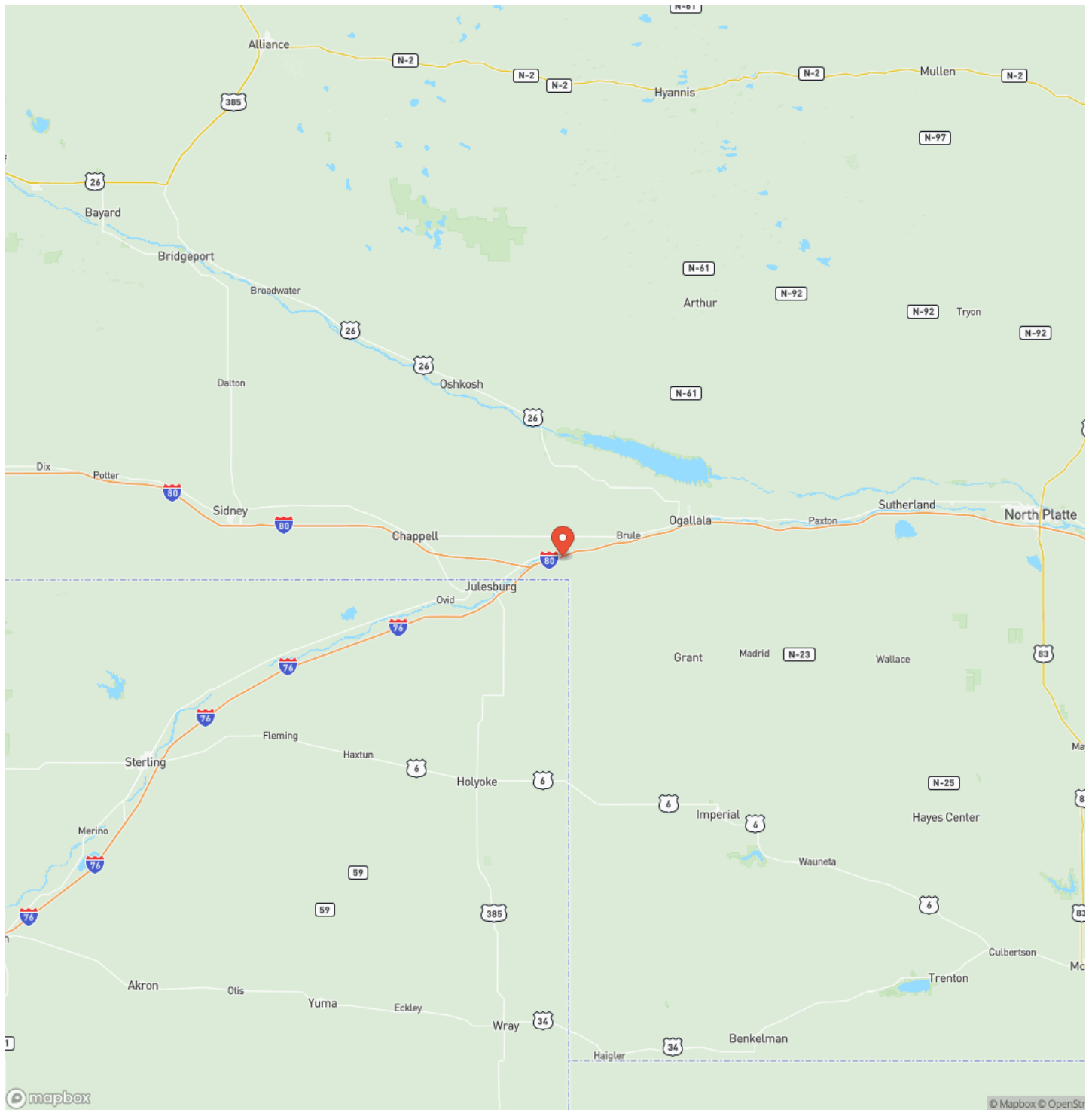
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## Locator Map



## Locator Map



## Satellite Map







## **DISCLAIMERS**

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**#1 Properties Ranch & Recreation**  
6106 Yellowstone Rd  
Cheyenne, WY 82009  
(307) 236-8299  
<https://www.ranchandrecreation.com/>

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