



**2311 W. WALKER RD.  
NORTH PLATTE, NE**



A 7± acre property perfect for development.

**TAMI TIMMERMAN-LASHLEY**

Residential Specialist

Tami's Cell: 308-660-9468

Email: [tami@lashleyland.com](mailto:tami@lashleyland.com)

# PROPERTY HIGHLIGHTS

<b>List Price</b>	<b>\$350,000</b>
<b>Location</b>	2311 W. Walker Rd., North Platte, NE 69101
<b>Legal Description</b>	Bank's Sub. of S1/2 8 13 30 17 7.19A

**Acres** 7.19±

Buyers and Sellers acknowledge all represented acres are based on the County Assessor's records. Buyers acknowledge that they are purchasing a legal description, and acknowledge that fences may or may not be on the property lines.

**Taxes - Estimated** **\$38.68**

## Property Summary

This 7-acre property is currently zoned agricultural but holds solid investment potential with a Conditional Use Permit path to commercial zoning. It sits on two highly visible street corners off Buffalo Bill, making it an attractive site for a commercial or mixed-use development. On the land there is a three-bedroom, one-bath home plus a detached garage, sold as-is, where-is. The options include pursuing a CUP to enable high-visibility retail, services, or fast-casual concepts at the corner sites, developing a small mixed-use project with frontage for a business plus rental units on the remainder, or subdividing into commercial pads for quick-lease opportunities. Due diligence should focus on CUP feasibility, access and utility, market demand and traffic patterns, and the condition and cost of the on-site structures. Practical next steps: contact the local planning office or a zoning attorney to confirm CUP criteria and timeline; arrange a site visit to assess visibility and frontage; obtain plats, surveys, and any covenants or utility maps to support feasibility.

Call for your private tour today. All information is taken from the Lincoln County assessor's card and is not a guarantee or in any way a warranty

All information herein is from sources deemed reliable, however the accuracy is not guaranteed by Lashley Land and Recreational Brokers, Inc., seller or agent. Offering is subject to error, omissions, prior sale, price change or withdrawal without notice.

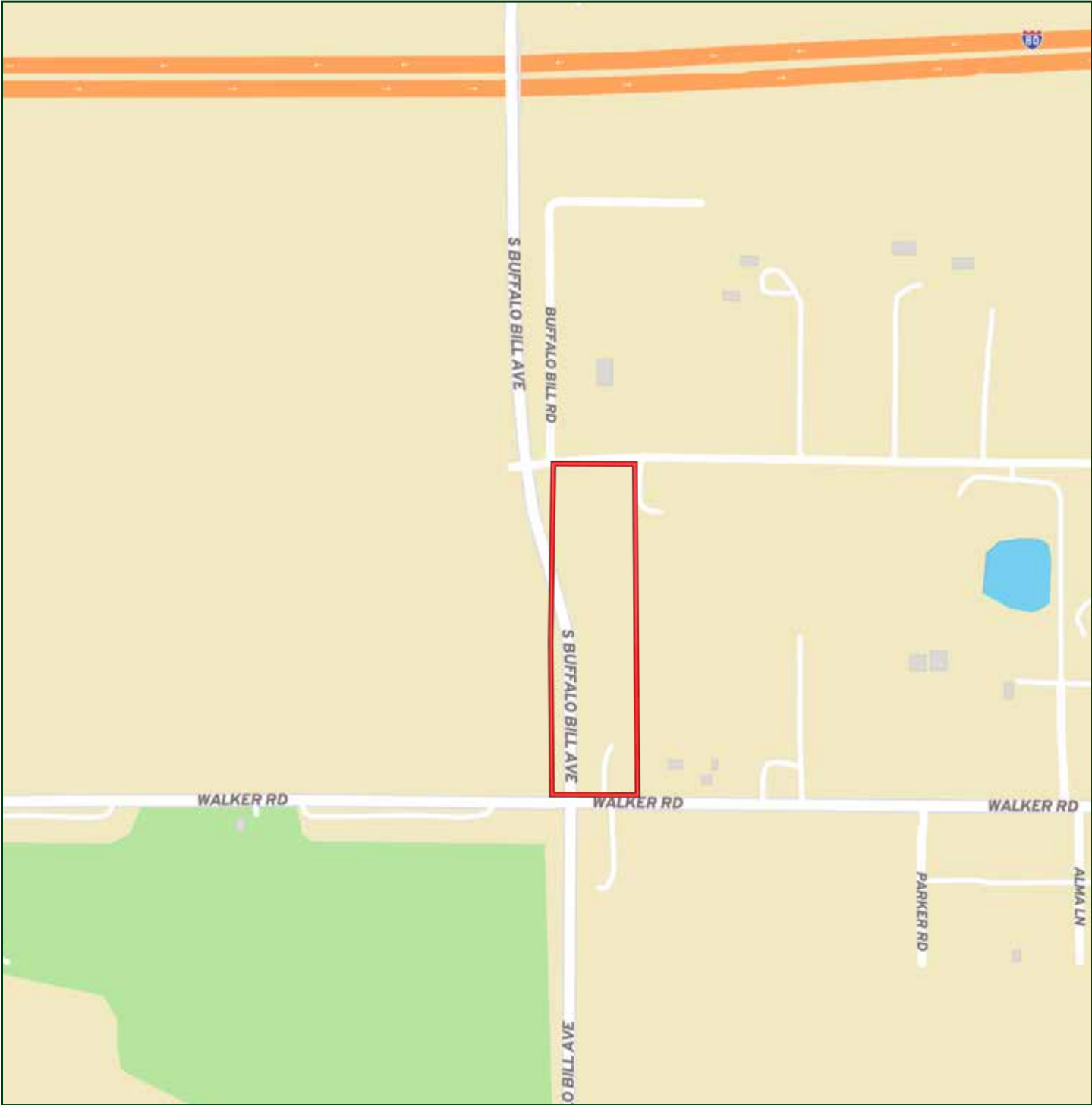
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# LOCATION MAP



Boundary lines are estimates - Map for illustration only

# AERIAL MAP



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# PROPERTY IMAGES



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# PROPERTY IMAGES





## NEBRASKA EXPERTS, NATIONAL EXPOSURE.

### Contact Information

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### Mike Lashley, Owner | Broker

Amy Lashley-Johnston, Scott Saults, Skip Marland, Jordan Maassen, April Good, Jon Farley, Tami Timmerman-Lashley, Randy Helms, Bill Grant, Shane Mauch, Jake McQuillen, Brandi Housman, Leala Jimerson, Stephanie Miller, DeAnn Vaughn, Ann Gray, Jake Hopwood, Bryan Cabrera, Lindsey Feuerborn, Robby Uehran, and Tom Moss

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