

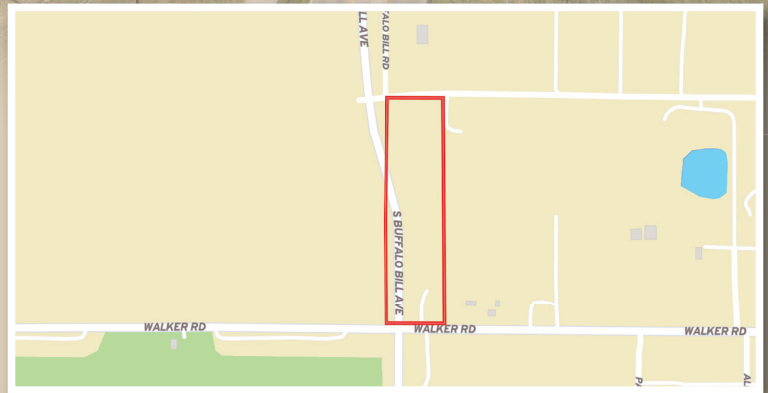
2311 W. WALKER RD. • North Platte, Nebraska



\$350,000 • 7± acres

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.



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