



LAND FOR SALE

*Legal: 35-24N-1W
Madison County, NE*



5.36 +/- ACRES



NORFOLK, NE



\$725,000

Position your next commercial development at one of the primary gateways into Norfolk. This 5.36 +/- acre corner property is strategically located along South Victory Road, immediately south of East Omaha Avenue/U.S. Highway 275, the principal eastern access corridor serving Norfolk and the surrounding region.

The level, unimproved site offers outstanding visibility to traffic entering Norfolk from the east, together with convenient access from both eastbound and westbound U.S. Highway 275. Its corner location, usable configuration, and proximity to a major highway create excellent potential for retail, hospitality, professional services, medical, office, restaurant, automotive, distribution, or other commercial development, subject to governmental approval.

Represented as shovel-ready, the property is outside the designated flood zone, with municipal utilities available at or near the property boundary. These attributes may help reduce many of the preliminary challenges and expenses commonly associated with development sites.

FOR MORE INFORMATION, CONTACT:

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