

WESTERN NEBRASKA

# Highway 385 Commercial Land



**#1 PROPERTIES**

RANCH & RECREATION

3.28± - 3.45± ACRES | \$130,000 - \$377,200

RANCHANDRECREATION.COM

# TBD HIGHWAY 385 ALLIANCE, NEBRASKA

Prime development land situated at the intersection of Highway 385 and Highway 2 with frontage property bordering the Heartland Express. The Heartland Express is a 4-lane highway that will connect Interstate 80 to Interstate 90, which will dramatically increase traffic volume by the subject property. Current traffic numbers are approximately 4,400 cars daily. The property is zoned Commercial through the City of Alliance zoning commission, with utilities close to property.





The Heartland Expressway is a Federally designated, high priority corridor. When completed, the Heartland Expressway will provide multilane, divided highway access between Rapid City, South Dakota, and Denver, Colorado, via Alliance, Nebraska, Scottsbluff, Nebraska, and Brush, Colorado.

## ECONOMIC DEVELOPMENT

Completion of the Heartland Expressway would bring long-term economic development throughout the corridor as higher speed, multi-lane access makes development sites more attractive.

## EFFICIENCY IN TRADE

The completed 4-lane expressway would return benefits in reduced travel time, accident reduction, and economic inventory savings. A minimum \$1.88 of return for every project dollar invested can be expected through 2054.

## LEVERAGING OUR ENERGY POTENTIAL

A robust highway system is critical in unlocking the energy potential of the Heartland Expressway corridor. Developing one oil well requires an estimated 2,300 truck movements and a single wind turbine requires 126 trucks for major parts (and 4-5 superloads).

[heartlandexpressway.com](http://heartlandexpressway.com)



## AVAILABLE PROPERTIES

Lot 1 - 3.28± Acres - \$377,200

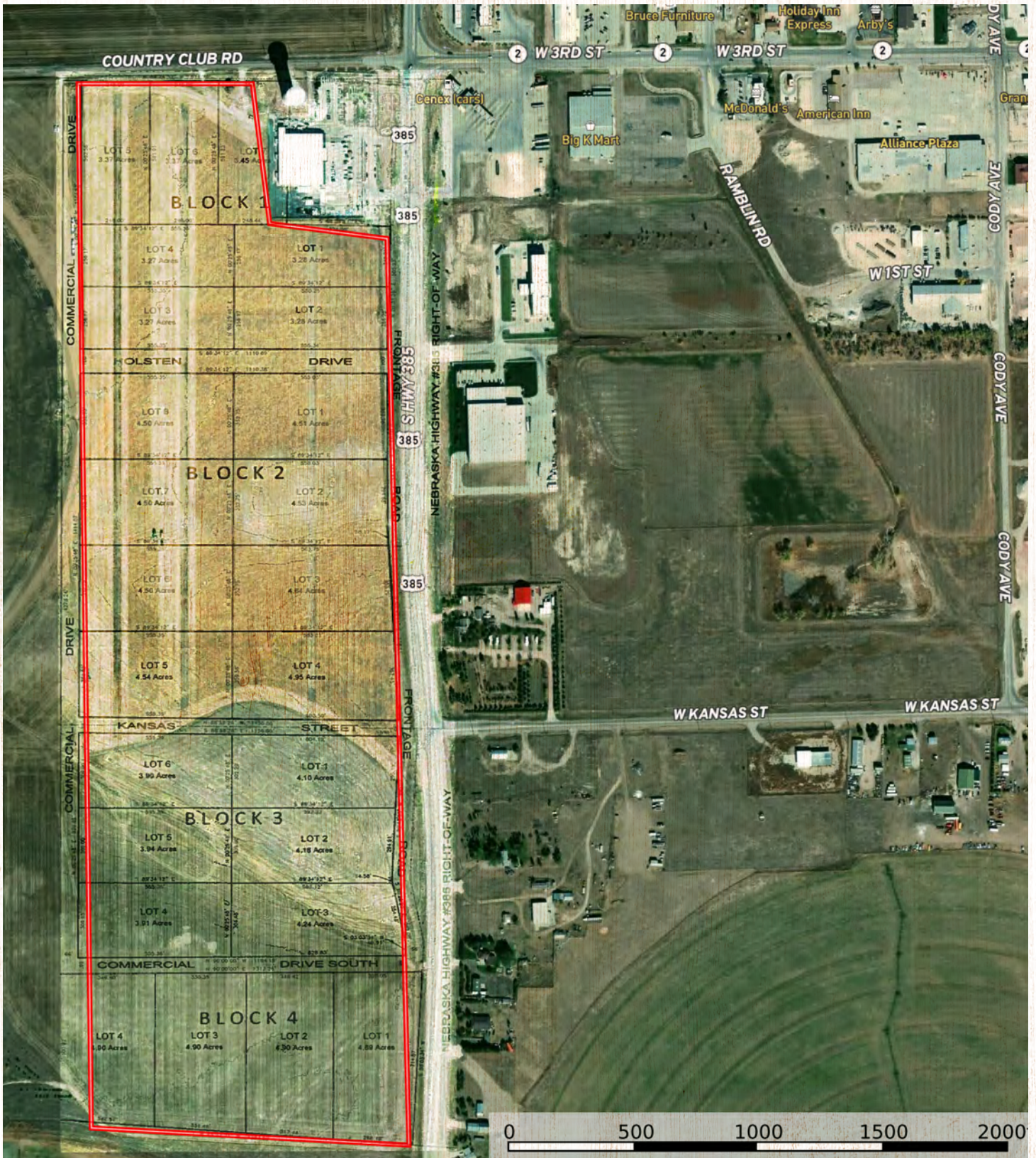
Lot 2 - 3.28± Acres - \$377,200

Lot 5 - 3.37± Acres - \$134,000

Lot 6 - 3.37± Acres - \$134,000

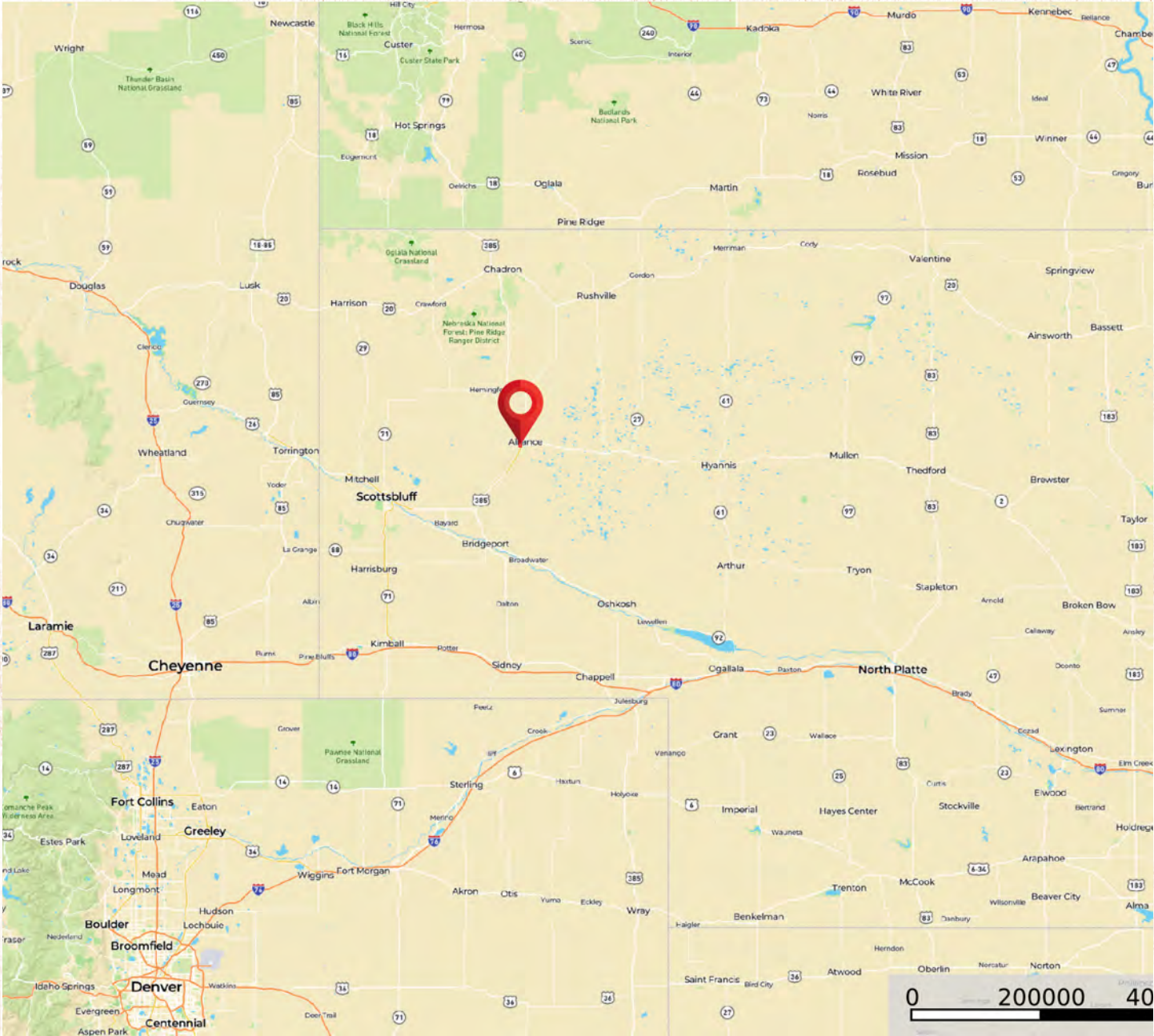
Lot 7 - 3.45± Acres - \$130,000





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# LOCATION OVERVIEW



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Alliance is a vibrant community known for its quiet neighborhoods and bustling business districts. Located in western Nebraska, just two hours south of the Black Hills of South Dakota, and four hours north of Denver on highway 385. Alliance is the hub for the BNSF Railroad which has 2500+ employees, and is also a strong agricultural community.





# JEFF GARRETT [308.672.6334](tel:308.672.6334)

[ranchandrecreation.com](http://ranchandrecreation.com)

[f /jeffgarrettranhandrecreation](https://www.facebook.com/jeffgarrettranhandrecreation)

6106 YELLOWSTONE RD  
CHEYENNE, WYOMING



Originally from Alliance, Nebraska, Jeff Garrett proudly hails from generations of cattle producers.

He and his wife own a cattle operation east of Cheyenne, where they raise their four children: Macie, Tripp, Wade, and Bridger. When not selling real estate, Jeff loves to spend time with his family – at the lake in the summer, and in the mountains in the fall. He also enjoys team roping as well as training horses.

Jeff has a Bachelor of Arts in Business Administration, and minors in Ag Business, Animal Science, and Ag Management. He is a member of the Nebraska Cattlemen Association, the Colorado Livestock Association, the Wyoming Stock Growers Association, the REALTORS® Land Institute, the Cheyenne Board of REALTORS®, the Wyoming Association of REALTORS®, and the National Association of REALTORS®.

After spending twelve years as a pharmaceutical representative working with ranches, veterinarians, and feed-yards, Jeff has contacts with farmers and ranchers all over the country, and a real-world view of what it takes to make an operation work in today's economy.

Stewardship of the land is important to Jeff; his aim is to teach his children a strong work ethic and self-reliance, and he is proud to bring these values to his real estate business on behalf of all his clients.

Whether you're buying or selling, you'll find Jeff's experience and commitment to traditional Wyoming values a tremendous asset!

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Please note: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice and approval of purchase by owner. All information regarding land classifications, acreages, building measurements, carrying capacities, potential profits, etc, are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their complete satisfaction.