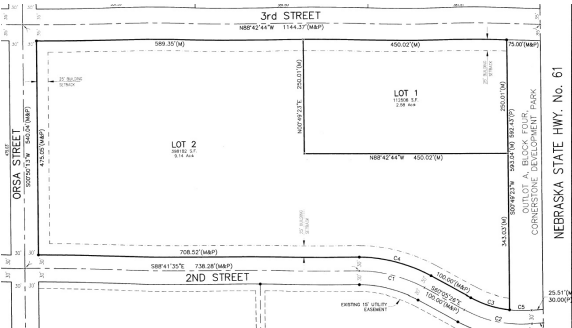


Imperial NE Cornerstone Comm. Park 3rd Lot 2

Highway 61 | Imperial, NE | US | Chase County
Available Acres: 6.43 | Sale Price: \$225,050



Zoning:	Commercial
Topography:	nearly flat
Setting:	Agricultural Land
Within City Limits:	Yes
Sale Price:	\$225,050
Sale Price Note:	\$35,000/acre
Lease Rate Note:	Not Applicable
Last Updated:	Jul 26, 2022

Economic Development Contact

Tyler Pribbeno
City of Imperial Community Development Director
740 Court Street
Imperial, 69033-0637
(308) 882-4368 | tylerp@imperial-ne.com

Property and Area Description

This property is part of the Cornerstone Commercial Park which opened in 2011 and includes highway frontage. A Phase 1 Environmental Site Assessment has been completed on the property as well as the design plan for future infrastructure improvements. Possible incentives include, but are not limited to economic development loans and tax increment financing. Imperial is a strong agricultural community and serves as a sale and service hub for Chase County and the surrounding area. The community's basic economic development activities include farming, ranching, cattle feeding, retail sales, financial and professional services, health care and tourism. Imperial's retail area extends approximately 15 miles north, 25 miles east, 37 miles southeast, 30 miles to the south, 30 miles southwest and 24 miles west to the Colorado line.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Nearest Highway: I-80 (50.00 mi.)
Nearest Interstate: I-80 (50.00 mi.)
Nearest Airport: Imperial Municipal Airport (1.00 mi.)
Nearest Commercial Airport: McCook Regional Airport (65.00 mi.)
Rail Served: No
Rail Served By: BNSF Railway
Rail Infrastructure in Place: No

Utilities

Electric: City of Imperial
Natural Gas: Black Hills Energy
Water: City of Imperial
Sewer: City of Imperial
Telecommunications: Great Plains Communication

Community Development Director | Community Development Director | City of Imperial
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