

Norfolk, NE: 175.97 Acres (Victory Rd & E. Eisenhower Ave)

Eisenhower Avenue and Victory Road | Norfolk, NE | US | Madison County
Available Acres: 175.97 | Lease Terms: None | Sale Price: \$36,000



Zoning:	Agriculture
Topography:	Level-gently rolling
Adjacent Available Acres:	285 acres
Setting:	Agricultural Land
Within City Limits:	No
Site Dimensions:	5,250' x 1,600'
Specialty Features:	None
Sale Price:	\$36,000
Sale Price Note:	\$36,000/acre. Price to increase \$1,000/acre in April of each year.
Lease Terms:	None
Last Updated:	Feb 6, 2025

Economic Development Contact

Brooke Anderson
Norfolk Area Economic Development Council - City of Norfolk
309 N 5th St.
Norfolk, Ne 68701
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Property and Area Description

175 acres available along newly developed Industrial Highway which will link Hwy 81 and Hwy 35. Phase 1 environmental completed in 2004. Rail access is less than 0.25 miles from north portion of the tract of land. Option Agreement Terms (April 2027 expiration).

Population

	33,108	45,875	68,646
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2024

Households

	13,129	17,890	26,701
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2024

Transportation

Nearest Highway: U.S. Hwy. 81 (4.00 mi.)
Nearest Interstate: I-29 (70.00 mi.)
Ingress/Egress Notes: The site offers immediate access to the Northeast Industrial Highway which forms the northern boundary of the site. This east/west roadway is a recently improved 2-lane road which connects U.S. Highway 81 and State Highway 35. The creation of the highway allows truck traffic from industry that is located in the Northeast Industrial area to bypass the community of Norfolk thereby expediting transportation time and increasing safety benefits within the area.
Nearest Airport: Norfolk Regional Airport (5.00 mi.)
Nearest Commercial Airport: Omaha Eppeley Airfield (100.00 mi.)
Distance to Mass Transit: NA
Rail Served: No
Rail Served By: Union Pacific Railroad
Rail Type: Greenfield
Rail Accessible: Yes
Rail Infrastructure in Place: No
Rail Contact: Darren Wisniski
Rail Contact Phone: 402-672-1983
Rail Contact Email: djwisnis@up.com
Short Line: Nebraska Central Railroad Company
Short Line Contact: Julie Greve
Short Line Contact Phone: 402-371-9015 XT 1002
Short Line Contact Email: jgreve@rgpc.com

Utilities

Electric: Elkhorn Rural Public Power District
Natural Gas: Black Hills Energy
Water: City of Norfolk
Sewer: City of Norfolk
Telecommunications: See below

Eben Nordahl | Sr. Manager Business Development | Black Hills Energy
| 605-519-9757