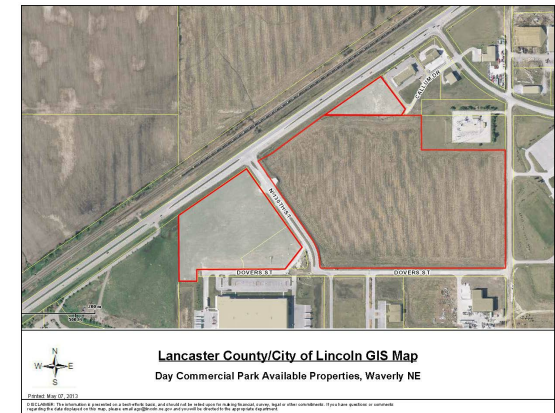


Day Commercial-Industrial Park

U.S. Highway 6 and Interstate 80 | Waverly, NE | US | Lancaster County

Available Acres: 59 | Lease Rate: \$15 | Sale Price: \$2



Zoning:	Industrial-Light
Topography:	Flat
Within City Limits:	Yes
Sale Price:	\$2
Sale Price Note:	\$2.00 to \$10.00 depending on location
Lease Rate:	15
Lease Rate Note:	15 cents and up for ground lease
Last Updated:	Jun 27, 2023

Economic Development Contact

Will Scott
Waverly Development Co. LLC
440 North 8th Street, Suite 140
Lincoln, NE 68508
(402) 477-6767 | will@wrkllc.com

Realtor/Owner Contact

Will Scott
402-770-7903 | will@wrkllc.com

Property and Area Description

Waverly is a pro-growth community with a strong industrial base. Shovel ready site in close proximity to Interstate 80 and U.S. Highway 6. Great location for transportation sensitive industries. This development is home to a regional Tractor Supply Company regional distribution center, MBA poultry packaging and distribution center. Both of these primary employers leveraged Tax Increment Financing to recover site acquisition costs. Located just minutes from the City of Lincoln.

Population

	178,108 10 Mile Radius	345,402 20 Mile Radius	526,375 30 Mile Radius
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Source: ESRI®, 2024

Households

	73,034 10 Mile Radius	138,438 20 Mile Radius	202,104 30 Mile Radius
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Source: ESRI®, 2024

Transportation

Nearest Highway: U.S. Highway 6 (0.50 mi.)
Nearest Interstate: Trans continental Interstate 80 (1.00 mi.)
Nearest Airport: Lincoln Airpark (16.00 mi.)
Nearest Commercial Airport: Lincoln Municipal Airport (LNK) (16.00 mi.)
Rail Served: No
Rail Served By: Other
Rail Infrastructure in Place: Unknown

Utilities

Electric: Lincoln Electric System
Natural Gas: Black Hills Energy
Water: City of Waverly
Sewer: City of Waverly