

Scottsbluff, NE: 34.15 Acres
Immigrant Trail Road | Scottsbluff, NE | US | Scotts Bluff County
Available Acres: 34.15 | Lease Terms: Unknown |



Zoning:	Industrial-Light, Commercial, Manufacturing
Topography:	Subject is level
Adjacent Available Acres:	6
Setting:	Agricultural Land
Within City Limits:	No
Site Dimensions:	1,487,574.000
Specialty Features:	Opportunity Zone
Sale Price Note:	Negotiable
Lease Terms:	Unknown
Last Updated:	Jan 30, 2023

Economic Development Contact

Anthony Gurrola
Twin Cities Development Association, Inc.
1620 Broadway
Scottsbluff, NE 69361
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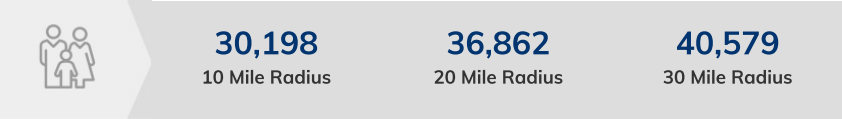
Realtor/Owner Contact

Kevin Hauser
Paul Reed Construction
3086352213

Property and Area Description

34.15 acres along U.S. Hwy 26 east, access road and all utilities are available. Ideal for manufacturing or large scale truck stop (undeveloped)

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Nearest Highway: U.S. Hwy 26 (0.10 mi.)
Nearest Interstate: I-80 (50.00 mi.)
Ingress/Egress Notes: Highway 26 and Highway 71 are part of the Ports to Plains/Heartland Expressway which runs north/south from Canada to Mexico. Scottsbluff/Gering area is approximately the halfway point for this 4 lane initiative.
Nearest Airport: Western Nebraska Regional Airport (3.00 mi.)
Nearest Commercial Airport: Denver International Airport (180.00 mi.)
Distance to Mass Transit: NA
Rail Served: No
Rail Served By: Other
Rail Accessible: Unknown
Rail Infrastructure in Place: No
Rail Contact: NA
Rail Contact Phone: NA
Rail Contact Email: NA
Short Line Contact: NA
Short Line Contact Phone: NA
Short Line Contact Email: NA

Utilities

Electric: Nebraska Public Power District
Natural Gas: Black Hills Energy
Water: City of Scottsbluff
Sewer: City of Scottsbluff
Telecommunications: NA

Property Images



Undeveloped - Sam Adams

