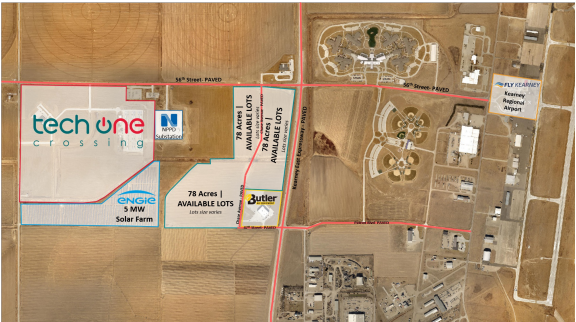


78 Acres | Commerical/Industrial Development (Butler Ag Lots) - Kearney, NE

Along Highway 10 - Kearney East Expressway between 47th and 56th Street.
| Kearney, NE | US | Buffalo County
Available Acres: 78 | Lease Terms: None |



Zoning:	Agriculture, Commercial, Industrial, Manufacturing
Topography:	Flat
Setting:	Mixed-Use Business Park
Within City Limits:	No
Site Dimensions:	See attached flyer for lot dimensions
Sale Price Note:	Please contact Broker for pricing. Lot prices vary
Lease Terms:	None
Last Updated:	Mar 7, 2025

Economic Development Contact

Trevor Lee
Development Council for Buffalo County
220 11th Avenue
Kearney, Nebraska 68848
(308) 237-9346 | trevor@growbuffalocounty.com

Realtor/Owner Contact

Sara Rector
Sara Rector & Steve Linden
308-293-0220 | srector@srector.com

Property and Area Description

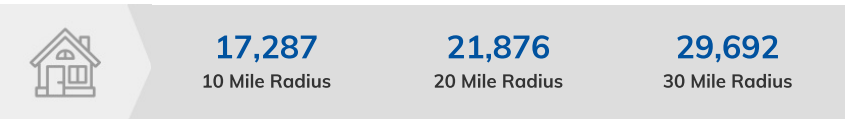
78 +/- acres of industrial/commercial lots ranging from 2-34 acres per lot. All infrastructure will be in place along Chase Avenue between 47th and 56th Streets (see picture).

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Nearest Highway: Highway 30 (1.5 mi.)
Nearest Interstate: Interstate 80 (4 mi.)
Ingress/Egress Notes: Kearney, Nebraska Traffic Average daily traffic count Main Kearney 1-80 Exit - North of I-80 (2019 data): 15,970 - South of I-80 (2019 data): 9,715 - West of I-80 (2019 data): 20,525 - East of I-80 (2019 data): 21,590 New Kearney East Expressway (2018 Data): o West Bound On-Ramp: 455 o West Bound Off-Ramp: 1,070 o East Bound On-Ramp: 1,100 o East Bound Off-Ramp: 510 North 2nd Avenue/39th Street (2018 Data): o East/West ranging from 12,380 to 12,960 o North/South ranging from 23,825 to 26,905 2nd Avenue/25th Street (2019 Data): o East/West ranging from 15,135 to 17,490 o North/South ranging from 24,310 to 25,085
Source: Nebraska Department of Transportation
Nearest Airport: Kearney Regional Airport (1 mi.)
Nearest Commercial Airport: Kearney Regional Airport (1 mi.)
Rail Served: No
Rail Served By: None
Rail Accessible: No
Rail Infrastructure in Place: No
Rail Contact: None
Rail Contact Phone: None
Rail Contact Email: None
Short Line Contact: None
Short Line Contact Phone: None
Short Line Contact Email: None

Utilities

Electric: Nebraska Public Power District
Natural Gas: Black Hills Energy
Water: City of Kearney
Sewer: City of Kearney

Telecommunications: Please see description