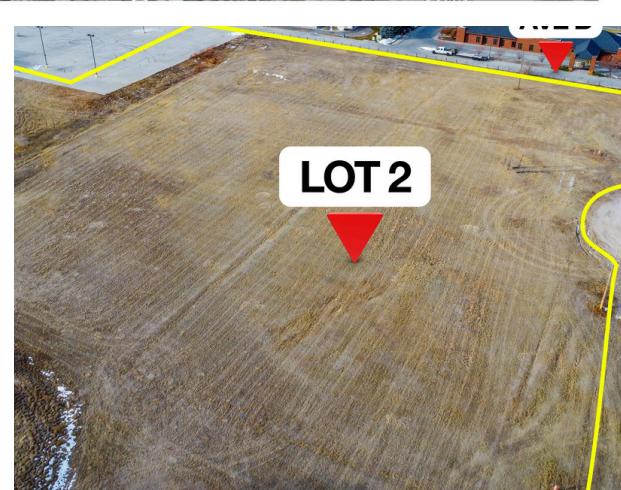
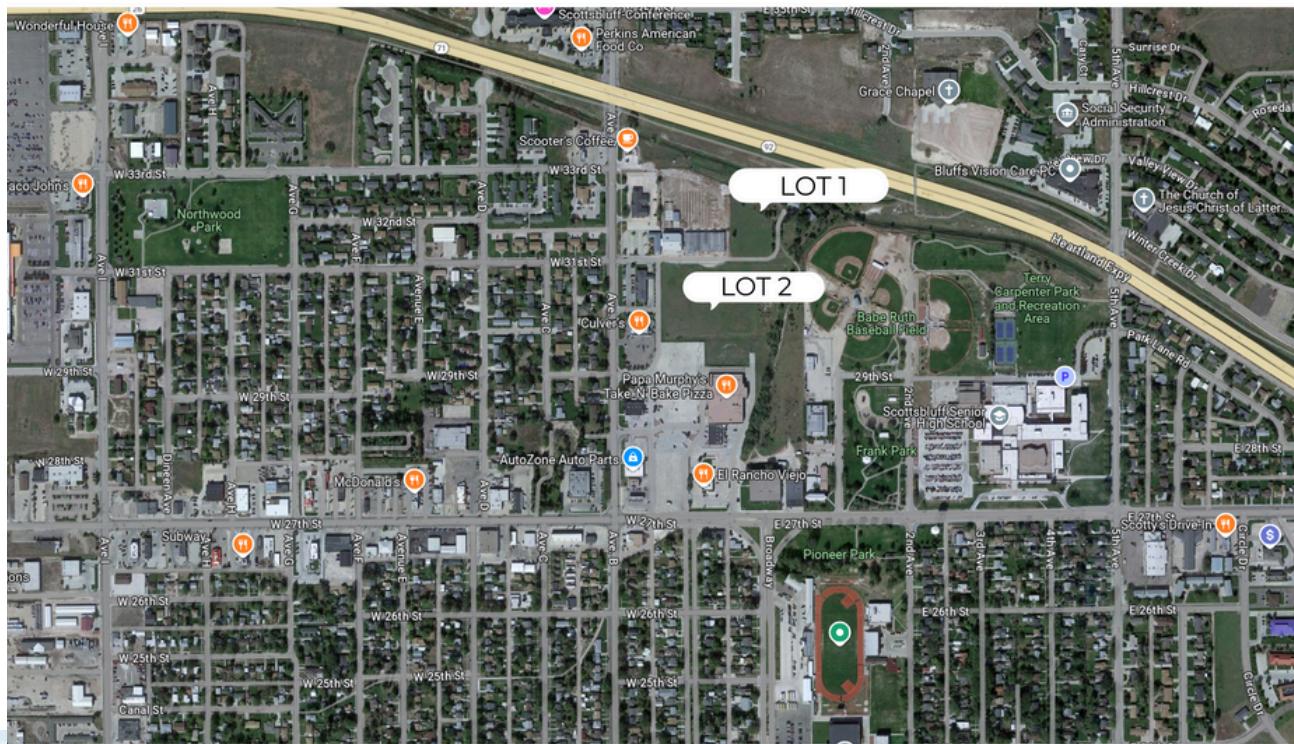




# AgTeam Land Brokers

# Commercial Lots for Sale



# Commercial Lots located near Ave B and Highway 26 in Scottsbluff, Nebraska.

**LISTED BY:**  
**LOGAN WOODWARD-308.672.3210**

# READY TO BUILD LOTS FOR SALE

**LOT 1-1.62 ACRES  
LOT 1-7.4 ACRES**

## FEATURES :

- Commercial Area. Lot 2 has retail restrictions
- Level and Buildable-minimal site grade work needed
- Near the major trafficed intersections of Ave B and HWY 26
- Rare location within city limits

**CONTACT US:**

Asking Price

**LOT 1-\$109,500  
LOT 2-\$500,000**

 308.672.3210

 [www.UCAgTeamLand.com](http://www.UCAgTeamLand.com)





# Why SCOTTSBLUFF?

THERE'S NO  
PLACE LIKE  
NEBRASKA!

- **Affordability-lower entry cost than larger areas**
- **Economic stability-minimal economic swings or downturns**
- **Largest city in the Panhandle of Nebraska**
- **Airport, Highway 92, Highway 26, and Highway 71**
- **Long-term rental market potential**
- **Limited competition from chains or large box stores**
- **Small town family values**



AgTeam  
Land Brokers

HAVE QUESTIONS? GET IN TOUCH

# LOGAN WOODWARD

REAL STATE AGENT

Reach out with any question  
and for more information

308.672.3210

[Logan@AgTeamLand.com](mailto:Logan@AgTeamLand.com)

