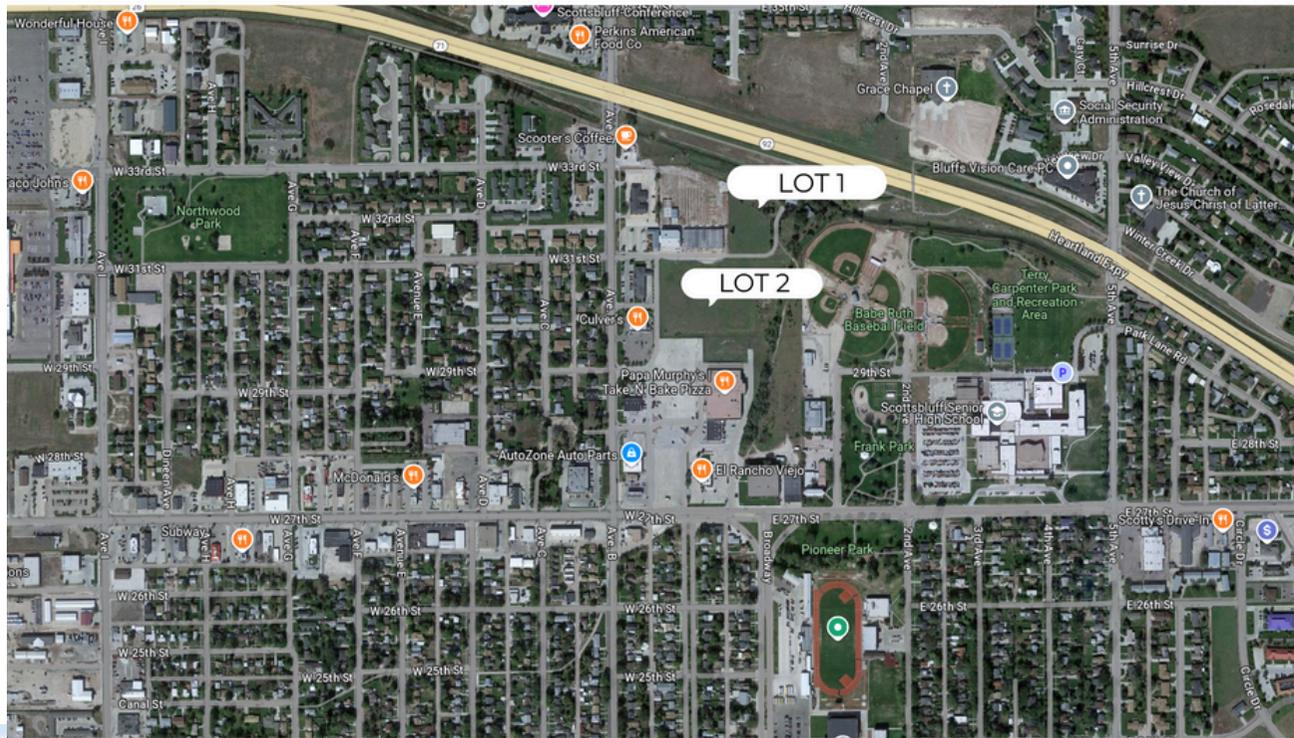




**AgTeam
Land Brokers**

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 2-7.4 ACRES



FEATURES :

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

CONTACT US:

Asking Price

LOT 1-\$130,000

LOT 2-\$500,000

 308.672.3210

 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

