

Dry Run Subdivision North
1775 County Road L / Wahoo, NE



+/- 20.1 Acres

Sale Price: \$502,500

20.1 acres of land for sale, with the opportunity for development into commercial, retail, office or residential use. Located just blocks from Wahoo High School on 15th Street and the new Highway 77 and Highway 92 bypass. The land has excellent access to the bypass, and is next to the new Casey's General Store. Property consists of 5.4 acres along 15th Street which is in the process of being annexed, rezoned and will have all infrastructure for development with 14.7 acres to the south currently undeveloped but has access to "Dry Run Drive" and all infrastructure.

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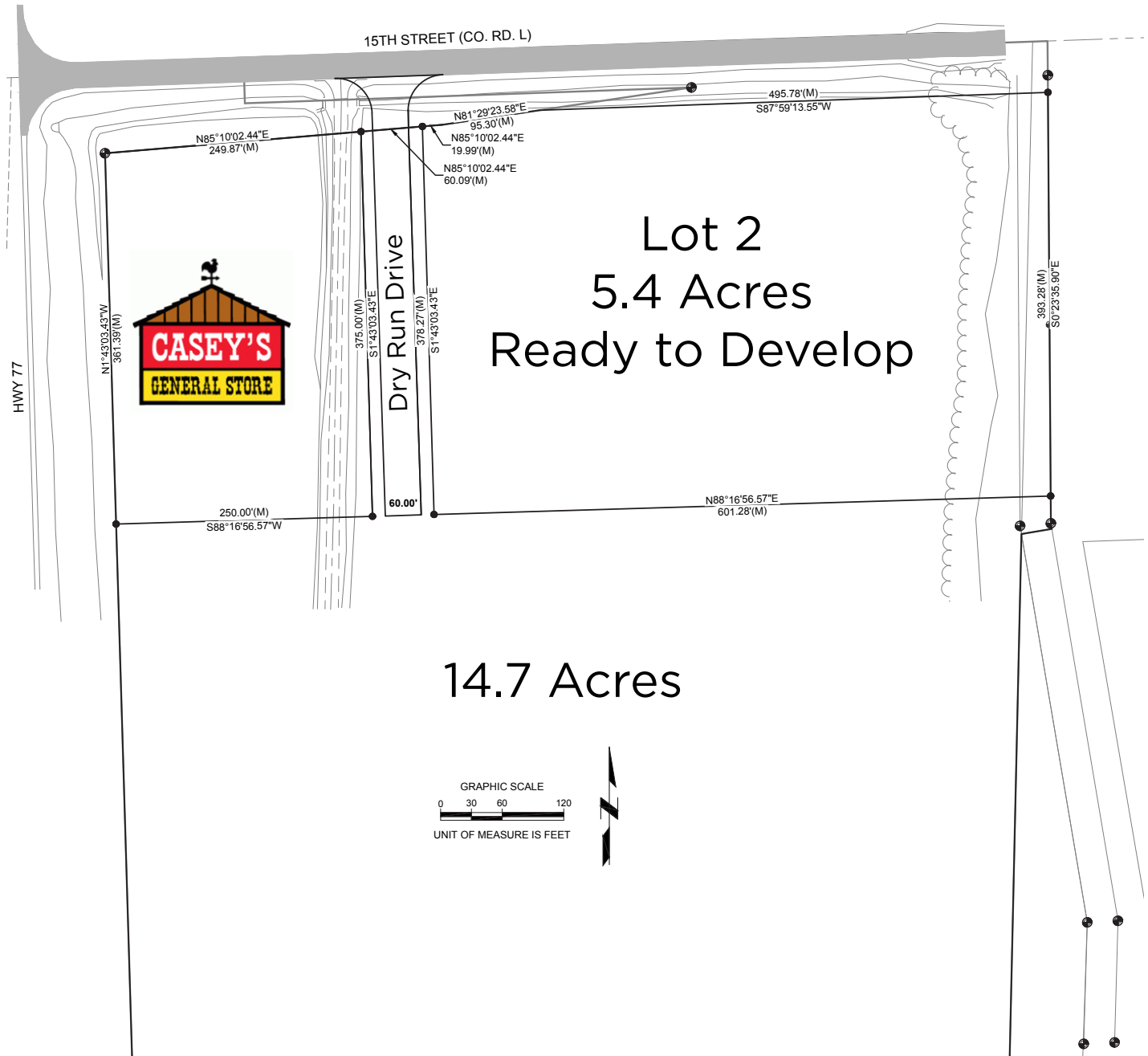
Property Highlights

Sale Price	\$502,500
Gross Acres	20.1 AC
Gross SF	875,556 SF
Price Per Acre	\$25,000
Price Per SF	\$0.57
Zoning	Commercial - 5.4 AC Agricultural - 14.7 AC
Lot Dimensions	+/- 810' x 1,080'
Improvements	Farm House
Utilities	On 15 th Street
Flood Plain	Partial on east side

Demographics

	Population	Median HH Income	No. of Households
1-mile	2,338	\$51,159	1,019
3-mile	5,194	\$53,237	2,045
5-mile	5,713	\$54,599	2,226

Plat Plan



FOR SALE

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