



**AMERICAN
LEGACY**
LAND CO

FOR SALE

**COMMERCIAL
PROPERTY**

Norfolk, NE

2.5 acres - 14.48 acres

OFFERED AT:

**\$665,239.35 -
\$3,376,653.08**

ABOUT THIS PROPERTY:

Positioned on the west side of Norfolk, Nebraska, the Norfolk 140 Business Park offers a premier location along the newly expanded Highway 275, one of the busiest and fastest-growing corridors in Northeast Nebraska.

Norfolk is home to more than 25,000 residents and serves as the region's leading hub for industry, commerce, and innovation. With a strong local economy, revitalized downtown district, riverfront development, and a thriving college institution, Norfolk continues to attract new businesses and families seeking long-term growth and opportunity.

More About this Property:

The Norfolk 140 Business Park features 13 commercial lots, ranging from 2.5 acres up to 14.48 acres, with flexibility to adjust boundaries to meet each buyer's specific needs. Full infrastructure is already extended into the development such as paved roads, street lighting, sewer, water, gas, electric and internet, making this a truly turnkey development opportunity.

Highway 275 provides direct frontage on the north side of the property and excellent visibility for any operation, ensuring easy access and consistent traffic flow. A couple of lots have already been sold to reputable businesses such as NMC CAT, reinforcing the park's appeal and long-term value.

Whether you're looking to expand your existing operation, relocate to a high-traffic corridor, or launch a new venture, the Norfolk 140 Business Park offers the perfect combination of location, visibility, and opportunity.

Please give us a call today with any questions or to schedule your private tour.



MADISON COUNTY, NEBRASKA

List Price:

Lot 2- 8 Acres Priced at \$2,163,380.00
Lot 3- 2.46 Acres Priced at \$665,239.35
Lot 4- 14.72 Acres Priced at \$3,025,607.68
Lot 5- 14.48 Acres Priced at \$3,376,653.08
Lot 6- 14.49 Acres Priced at \$2,378,294.42
Lot 7- 10.87 Acres Priced at \$1,505,043.90
Lot 8- 7.14 Acres Priced at \$988,593.69
Lot 9- 5.07 Acres Priced at \$701,984.60
Lot 10- 9.54 Acres Priced at \$1,960,889.76
Lot 12- 9.17 Acres Priced at \$1,884,838.48
Lot 13- 9.17 Acres Priced at \$1,505,104.20

Directions: Located at the intersection of North 40th Ave and Highway 275 on the west edge of Norfolk, Nebraska

Legal Description: Norfolk 140 Business Park is located on the south side of Hwy 275 and the west side of North 40th Ave.

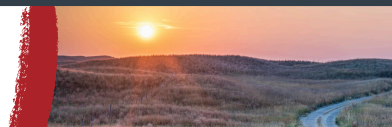
Madison County Parcel IDs: 590294353, 590294350, 590294360, 590294357, 590294334
135.9 +/- Acres to be sold as platted by Flatrock Group, LLC (excluding Lot 1 for 12.71 acres and Lot 11 for 4.87 acres, which have been sold)

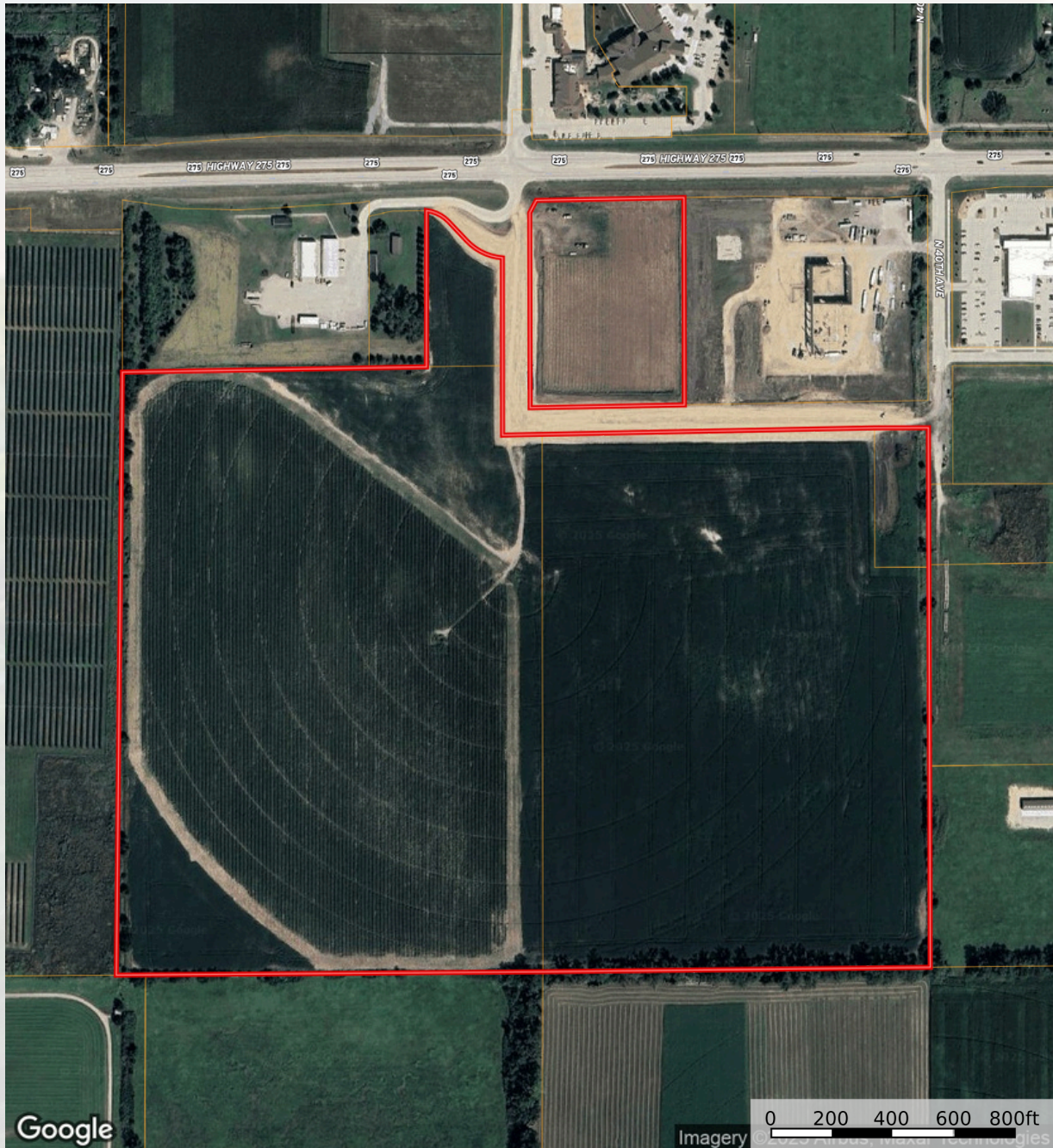
FEATURES:

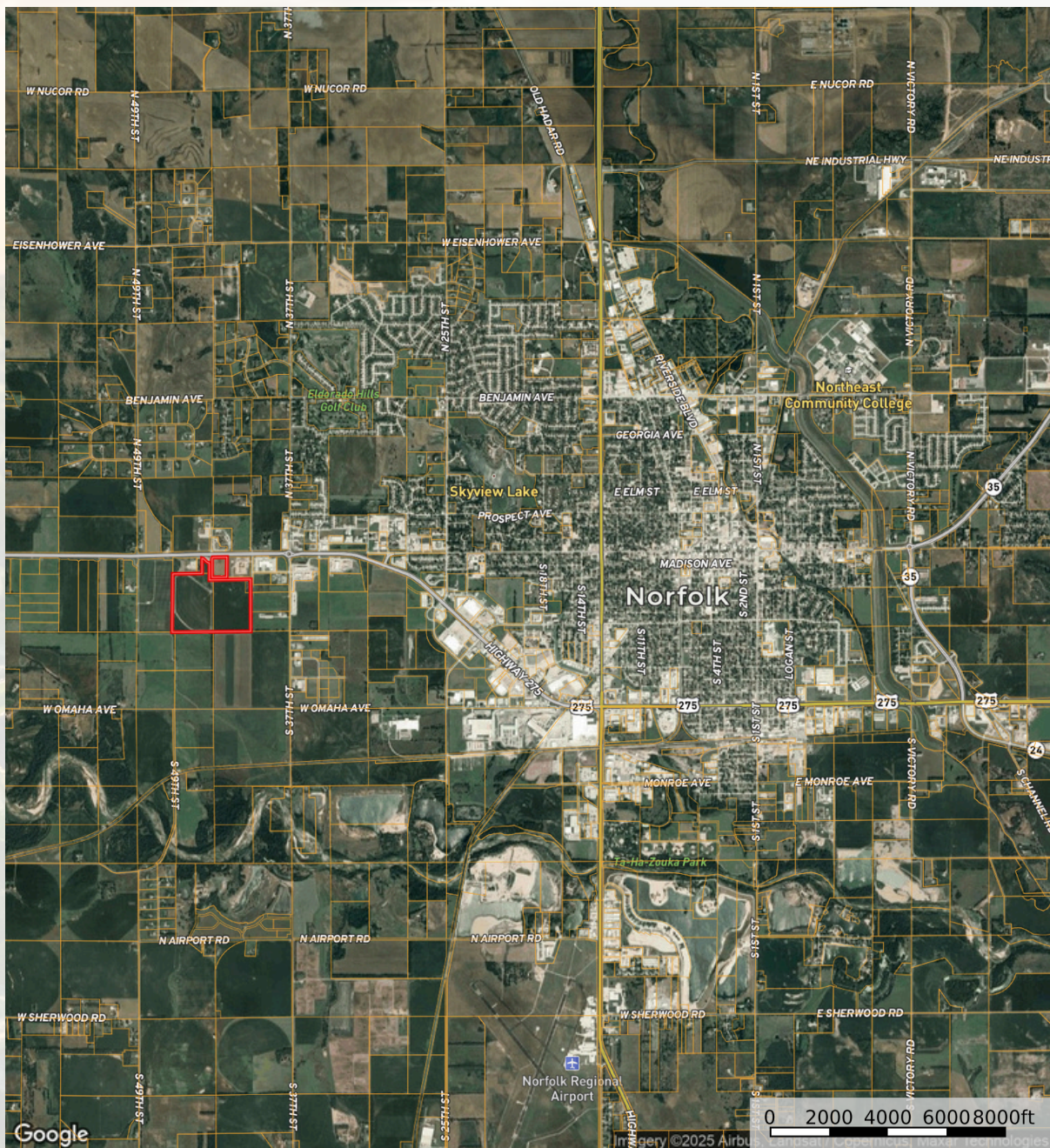
- Lots ranging from 2.5 acres to 14.48 acres
- 13 commercial lots
- Very progressive and growing community
- Direct highway frontage and access
- All infrastructure is in place
- Varying lots available to build-to-suit



HELPING YOU BUY
AND SELL LAND







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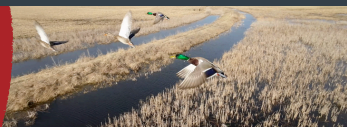
**FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT**





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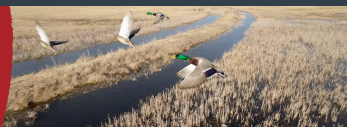
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Listing Agents:

Bryan is the President of American Legacy Land Co Brokerage. He is a Born and raised Rural Nebraskan. Bryan grew up on a farm in North Central Nebraska and graduated from O'Neill Public High School in 1996. He then graduated from Nebraska College of Technical Agriculture in Curtis Nebraska in 1998 with a Diversified Agriculture and Business Degree.

Bryan has been in the Ag Industry for over 20 years in seed, fertilizer, farm equipment, and cattle industries and has both managed multiple businesses as well as owned a few successful Ag Businesses of his own. He is a true entrepreneur at heart. Bryan joined Lashley Land in 2018 as a farm, ranch and recreational land specialist and he then knew real estate was his true calling!

He thoroughly enjoys helping people to buy and sell land and giving his best advice on life changing acquisitions and sales. He also enjoys helping people learn and is always happy sharing some of the knowledge he has learned through some great mentors he's had along the way.



Bryan North

PRESIDENT
AMERICAN LEGACY LAND CO.
308-325-2858
Bryan@AmericanLegacyLandCo.com

Nick is the Vice President of American Legacy Land Co and Designated Broker for the Nebraska division. As a rural Nebraska native, Nick lives in Holdrege and specializes in agricultural and hunting properties. Growing up on and staying active with his family farm, Nick has been involved with agriculture his entire life as a land owner, hunter, and farmer himself. He has found, developed, and hunted properties all over the Midwest. This gives Nick a very unique perspective when selling and buying property. He is constantly traveling the country viewing and consulting different properties to stay up to date on the ever changing land and agricultural markets.



Adam Spitz

LAND AGENT
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