



**AMERICAN
LEGACY**
LAND CO

FOR SALE

**COMMERCIAL
DEVELOPMENT
PROPERTY**

Norfolk, NE

5.36 +/- Acres

OFFERED AT:

\$725,000

ABOUT THIS PROPERTY:

Position your next commercial development at one of the primary gateways into Norfolk. This 5.36 +/- acre corner property is strategically located along South Victory Road, immediately south of East Omaha Avenue/U.S. Highway 275, the principal eastern access corridor serving Norfolk and the surrounding region.

The level, unimproved site offers outstanding visibility to traffic entering Norfolk from the east, together with convenient access from both eastbound and westbound U.S. Highway 275. Its corner location, usable configuration, and proximity to a major highway create excellent potential for retail, hospitality, professional services, medical, office, restaurant, automotive, distribution, or other commercial development, subject to governmental approval.





More About this Property:

Represented as shovel-ready, the property is outside the designated flood zone, with municipal utilities available at or near the property boundary. These attributes may help reduce many of the preliminary challenges and expenses commonly associated with development sites.

The property is situated within an area targeted by the City of Norfolk for continued commercial and industrial growth. Norfolk's planning materials identify the southern Opportunity Zone tract as containing two major highways and oversized water and sewer infrastructure, with future land-use plans calling for expansion of the commercial and industrial corridors along U.S. Highways 81 and 275. The city describes the tract as offering significant development potential. [Norfolk Area Economic Development](#)

Additional investment potential may be available through Opportunity Zone benefits and Tax Increment Financing, subject to the proposed project, current program requirements, governmental approval, and consultation with the buyer's legal and tax advisers. The parcel was also included in the city's East Omaha redevelopment study area, further supporting its position within a corridor identified for reinvestment and development. [City of Norfolk redevelopment study](#)

Offered at just \$2.98 +/- per square foot, or \$725,000.00 this property is priced substantially below the cited Norfolk-area commercial land comparables of approximately \$6.71 to \$11.00 per square foot. Nearby commercial lots along the Victory Road corridor are currently marketed at considerably higher per-acre pricing, reinforcing the value presented by this offering. [Nearby Victory Road commercial listings](#)

For a developer, owner-user, or investor seeking visibility, accessibility, infrastructure, and long-term positioning, this property presents a compelling opportunity to secure more than five acres along one of Norfolk's most important commercial corridors.

Buyers should independently verify zoning, permitted uses, utility locations and capacities, access, flood-zone status, environmental conditions, Opportunity Zone qualification, and TIF eligibility with the appropriate governmental agencies.

Directions: Located on the east end of Norfolk, Nebraska, on South Victory Road, just off East Omaha Ave or HWY 275.

Legal Description: Parcel #590301225, Wiborg 2nd Addition Lot #3 35-24N-1W Madison County, NE
Taxes: \$ 711.80 - 2024

FEATURES:

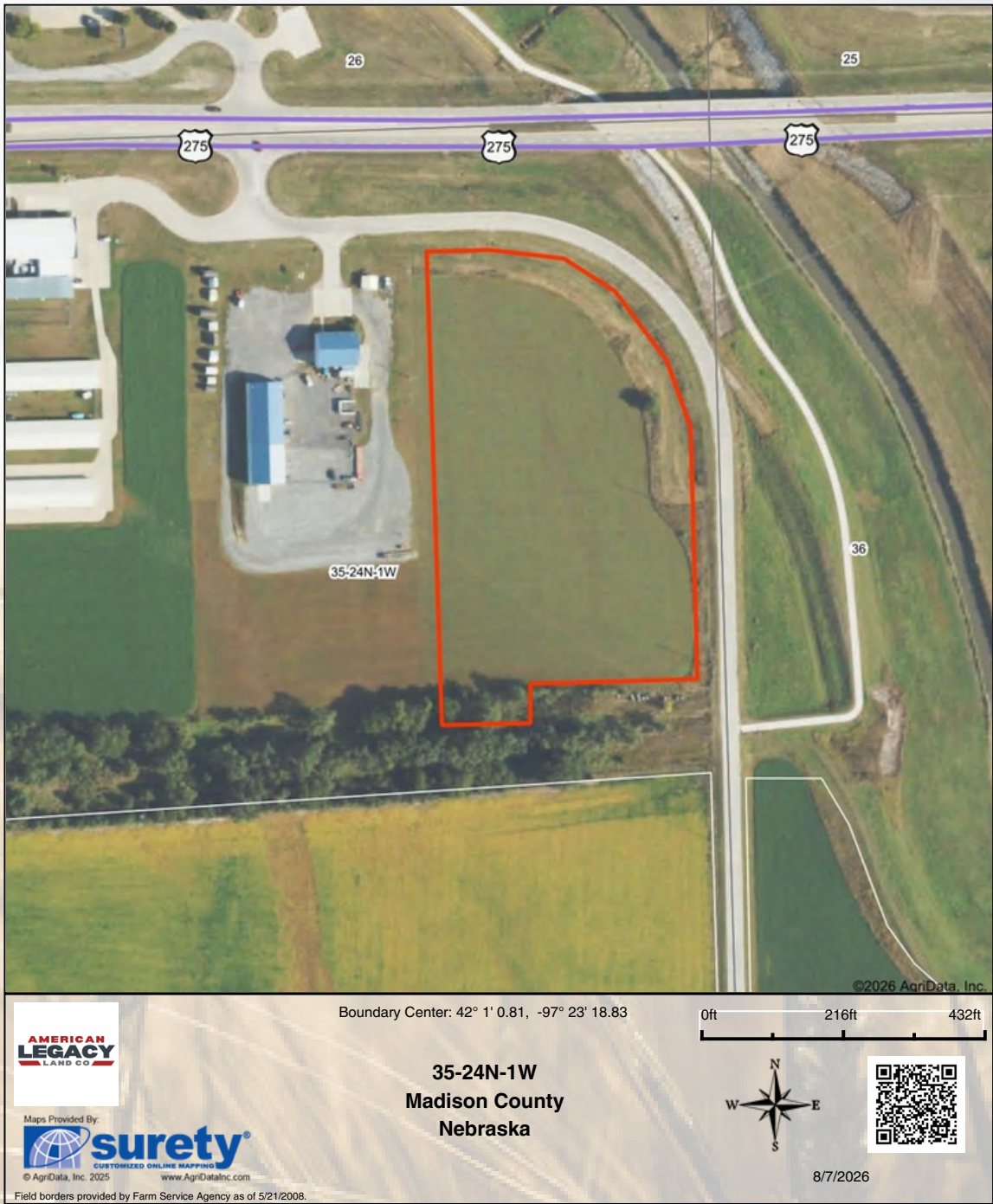
- 5.36 +/- acres
- Commercial lot
- HWY 275 visibility
- Corner lot
- Opportunity zone benefits
- Tax increment financing



**GROW YOUR
LEGACY**



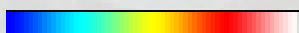
Aerial Map



Topography Hillshade



Low Elevation High



Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 1 meter dem
Interval(ft): 2
Min: 1,505.2
Max: 1,511.5
Range: 6.3
Average: 1,509.7
Standard Deviation: 0.95 ft

0ft 155ft 310ft

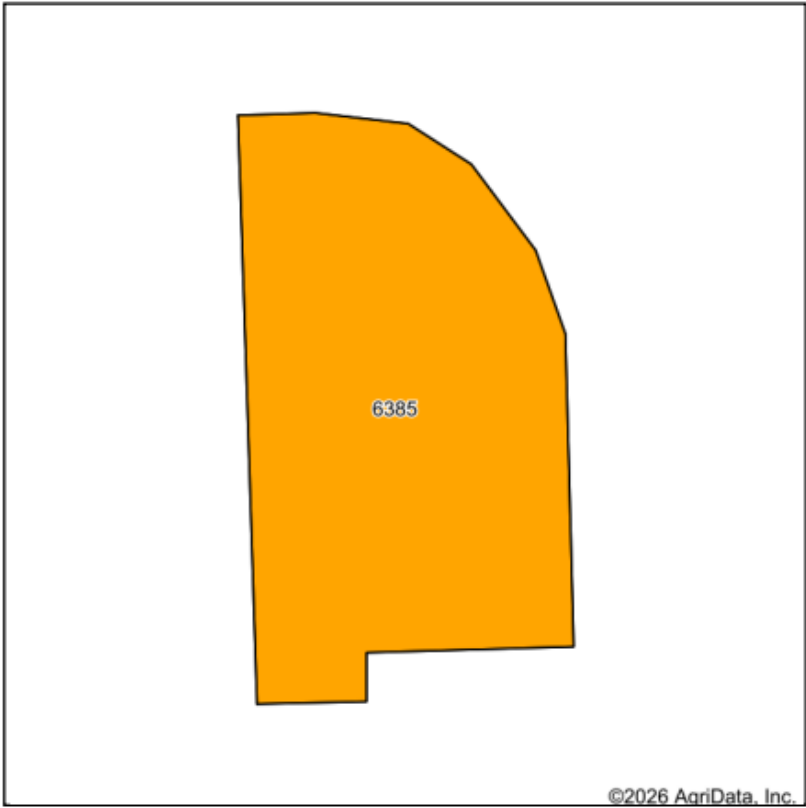


35-24N-1W
Madison County
Nebraska

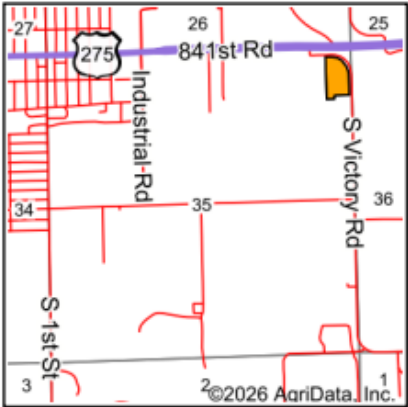
Boundary Center: 42° 1' 0.81, -97° 23' 18.83



Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
County: **Madison**
Location: **35-24N-1W**
Township: **Norfolk**
Acres: **5.72**
Date: **8/7/2026**

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Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Area Symbol: NE119, Soil Area Version: 24													
Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	SRPG	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
6385	Shell silt loam, occasionally flooded	5.72	100.0%		Ilw	Ilw	4900	71	74	72	68	74	
Weighted Average					2.00	2.00	4900	71	*n 74	*n 72	*n 68	*n 74	

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

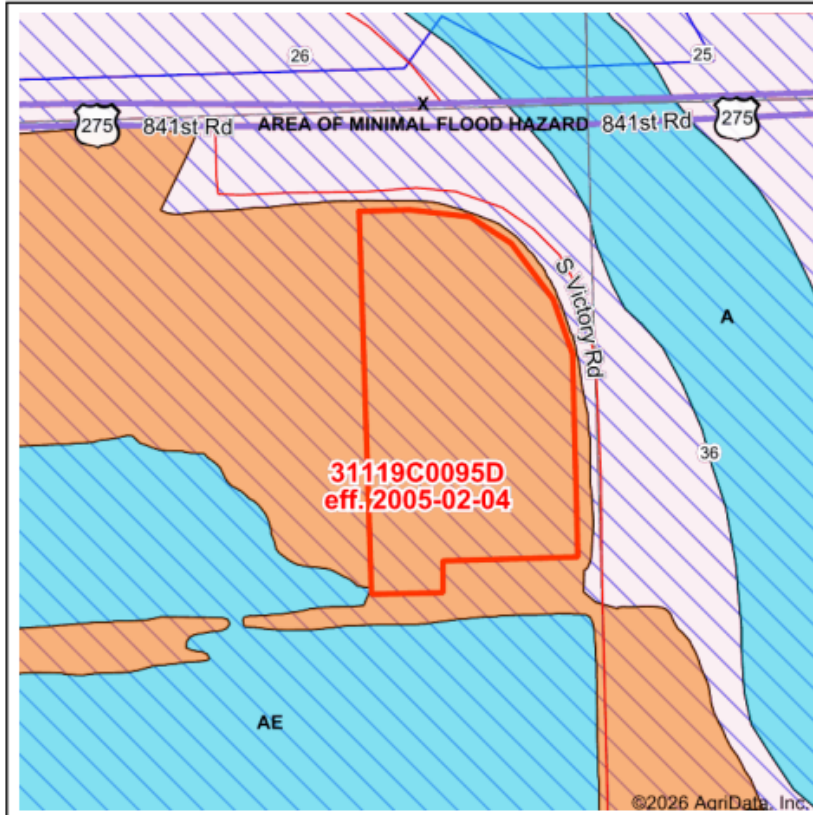


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FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT



FEMA Report



Map Center: 42° 1' 0.64, -97° 23' 20.13
 State: NE Acres: 5.72
 County: Madison Date: 8/7/2026
 Location: 35-24N-1W
 Township: Norfolk

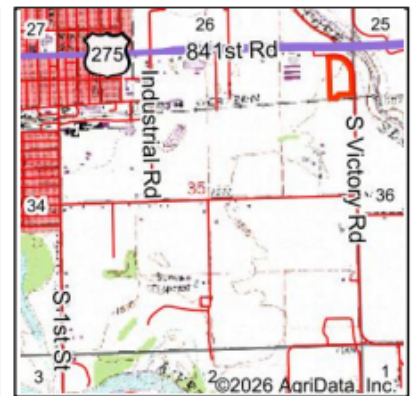


Maps Provided By



Name		Number	County	NFIP Participation	Acres	Percent
City of Norfolk ETJ		310147	Madison	Regular	5.72	100%
Total					5.72	100%
Map Change			Date	Case No.	Acres	Percent
No					0	0%
Zone	SubType			Description	Acres	Percent
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD			500-year floodplain	5.72	100%
Total					5.72	100%
Panel			Effective Date		Acres	Percent
31119C0095D			2/4/2005		5.72	100%
Total					5.72	100%

Wetlands Map



State: **Nebraska**
 Location: **35-24N-1W**
 County: **Madison**
 Township: **Norfolk**
 Date: **8/7/2026**

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0ft 269ft 539ft

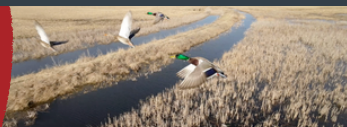
Classification Code	Type	Acres
	Total Acres	0.00

Data Source: National Wetlands Inventory website. U.S. Dol, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

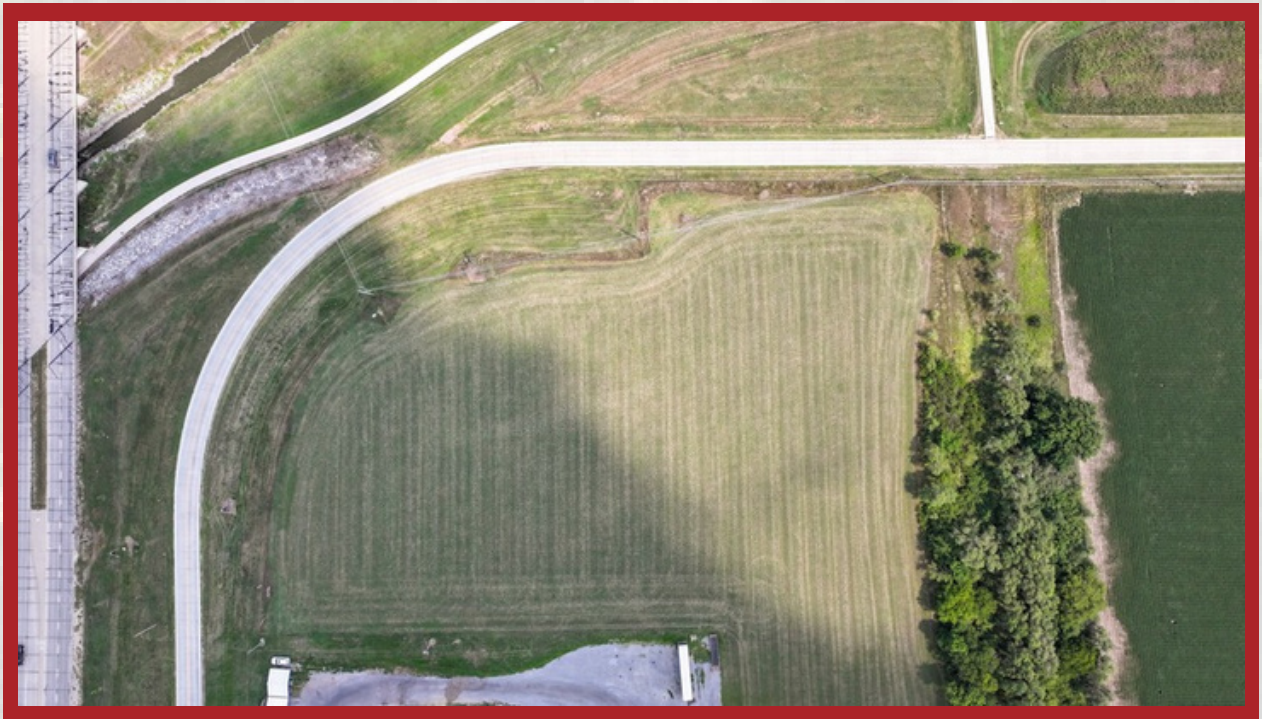


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**COMMITTED • DETERMINED
TRUSTED**







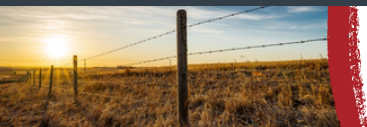
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HELPING **YOU** BUY
AND SELL LAND





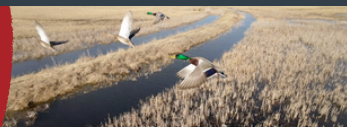
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HUNTING • DEVELOPMENT





About the Agent:

Bob Osborne is a Full-Time Land Agent specializing exclusively in farm, ranch, recreational, transitional, development, and investment land throughout Nebraska. While many agents focus on simply listing and selling property, Bob's approach centers on helping landowners make informed decisions that support their family's long-term goals, financial objectives, and legacy.

With a deep understanding of Nebraska land markets, agriculture, development trends, conservation opportunities, and investment strategies, Bob views every property as more than just real estate. He believes land is often a family's largest asset and deserves a level of planning, analysis, and representation that goes far beyond putting a sign in the ground.

Bob works closely with landowners, farm and ranch families, estates, trustees, investors, and business owners to develop a strategy tailored to their unique circumstances. Whether the objective is retirement planning, estate settlement, family succession, a 1031 Exchange, development opportunities, or maximizing transitional land value, he helps clients evaluate all available options before making critical decisions.

What truly sets Bob apart is his commitment to serving as a trusted advisor rather than simply a salesperson. His clients benefit not only from his market knowledge but also from his extensive network of professionals, including estate attorneys, CPAs, financial advisors, 1031 Exchange specialists, Delaware Statutory Trust (DST) professionals, surveyors, appraisers, lenders, developers, and conservation experts. By bringing the right people to the table at the right time, Bob helps families avoid costly mistakes and position themselves for the best possible outcome.

Known for his honest communication, strong work ethic, and family-first approach, Bob believes every client deserves transparency, confidentiality, and a clear understanding of their options. He takes pride in educating landowners, answering difficult questions, and helping clients navigate complex transactions with confidence.



Many of Bob's clients choose to work with him because they recognize that selling land is often about much more than price alone. It is about timing, tax implications, family dynamics, future opportunities, and preserving wealth for the next generation. His ability to understand these broader considerations and coordinate solutions has earned him the trust of landowners across Nebraska.

At the heart of every transaction is a simple philosophy:

"My goal is not simply to help clients sell land. My goal is to help them make informed decisions that create the best possible outcome for themselves, their family, and their future."

BOB OSBORNE , LAND AGENT



402-660-4970



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