







AMERICAN LEGACY LAND CO

# FOR SALE

## COMMERCIAL PROPERTY

Blair, NE

## 20 +/- Acres

***OFFERED AT:***

## $2,995,000

### *ABOUT THIS PROPERTY:*

Exceptional 20 +/- acre commercial property for sale - a gateway to growth and opportunity!

Seize the chance to own a premier 20 +/-acre commercial property in a prime location that offers unmatched connectivity and versatility. Situated just 20 minutes north of the bustling Omaha Metro, this expansive site is positioned at the forefront of Blair, Nebraska's thriving industrial district.

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## More About this Property:

The property's strategic location is enhanced by its proximity to the newly completed truck bypass. This provides direct access to a network of major highways including Highways 75, 133, 91, and 30, seamlessly linking you to Interstate 29. Additionally, you'll enjoy convenient access to Omaha Eppley Airfield and Blair Executive Airport, both within a 25- mile radius, ensuring efficient travel for business and logistics.

Boasting all essential utilities AND rail access, this property is not only ready for immediate development but also benefits from a flat, buildable topography that is free from floodplain concerns. Whether you're looking to use the entire 20 acres or leverage a portion of it, the flexibility of mixed-use zoning—encompassing office park district, light industrial, and manufacturing—provides a diverse range of development opportunities.

Situated directly to the north of the Dollar General warehouse, this property promises a welcoming locale and community support for businesses, as evidenced by the success of nearby global companies such as Cargill, Novozymes Blair Inc & Dollar General, to name a few. With the added advantage of a considerably lower cost per square foot than properties within the congested metro area, you gain the benefit of a smaller community's efficiency without the high traffic hassles of urban centers.

With 2025 taxes at just $3,051.26 and a tax levy of 1.668726, this property offers exceptional value, further enhancing the investment appeal of this property. Don't miss this rare opportunity to secure a dynamic piece of real estate with boundless potential. Act now to make this exceptional investment yours and position your business for success! To explore the potential of this ideal property, please contact Bob Osborne of American Legacy Land Company at 402-660-4970 today.

Directions: Located directly north of Dollar General Warehouse on S. 10th Street.

Legal Description: 13 18 11 BC TL 290 13-18-11 114 PC 17 Washington County, NE

Taxes: 2025 - $3,051.26

Income Potential: endless

# FEATURES:

- **20 +/- acres**
- **Split zoning with two separate districts: Office Park District – OPD (along 10th Street) and Agricultural/Light Industrial & Manufacturing – A/ML**
- **Readily buildable - flat topography, no floodzone, utilities at site**
- **Rail access**
- **Close and easy access to truck bypass and 5 highway systems**

# WASHINGTON COUNTY,
## NEBRASKA







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## 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

bosborne@AmericanLegacyLandCo.com

All information contained herein is believed to be accurate but not guaranteed. All listings are subject to prior sale, change or withdrawal without notice. Buyer is urged to conduct independent inspection and investigation of the property to determine age, condition, and other relevant information prior to purchasing. Brokers and agents are not responsible for any errors in advertising. All measurements approximate.