

MARSHALL

LAND BROKERS & AUCTIONEERS
Office 308-234-6266

DAWSON COUNTY, NE

COMMERCIAL

Excellent I-80 Location



Location: Exit 237 — intersection of I-80 and Highway 283 at Lexington, Nebraska

About the Property: A rare opportunity to acquire a well located property next to an Interstate exit. High traffic area with visibility from Highway 283 and I-80 at Lexington.

2023 Daily Traffic Count: (per Nebraska DOT)

Route I-80 - 19,550 daily

Route Hwy 283 - 4,155 daily

2023 Taxes: \$ 1,144.06

Price: \$ 875,000

10% earnest money deposit upon signing of purchase agreement. The remainder due at closing.



Luke Huddleston | Associate

Cell 308-293-7258

Miles Marshall | Broker

Cell 308-233-4384

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2033 Central Ave
Kearney, Nebraska



Maps are for illustrative purposes only — not intended to represent actual property lines.

