

# LAND FOR SALE

57.91+/- Acres • Sarpy County, Nebraska  
*Offered at \$2,250,000*



## Highlights:

- High and slightly overlooking the Papillion Creek Valley. Close to Offutt Air Force Base. Papio Creek bottom should always be agricultural green space.
- Cornhusker Road and 36th Street have considerable traffic exposure. Corner lot with both streets assisting the development of the property.
- All utilities close to this property. Zoned for commercial and residential.
- Sarpy County has the largest growth rate in the state of Nebraska.
- Several elementary, junior highs and high schools in the area.

L-2200193

**Property Location:** At the northwest corner of 36th Street and Cornhusker Road, Bellevue, Nebraska.

**Roads:** Paved four-lane Cornhusker Road with 36th Street paved two-lane. Discussion has taken place in Bellevue City about 36th Street widened to four-lane by 2027.

**Legal Description:** Tax Lot 30A1 Section 20-T14N-R13E.



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# Property Information

**Property Description:** Located in an area of commercial and residential development. Sarpy County has considerable growth potential with many new subdivisions. Property is high and slightly overlooking the Papillion Creek valley.

**Zoning:** Commercial and Residential

**Utilities:** Natural Gas, OPPD Electric Power and water with MUD.

**2021 Taxes:** \$3,815.98

**Price:** \$2,250,000.00

## Aerial Map

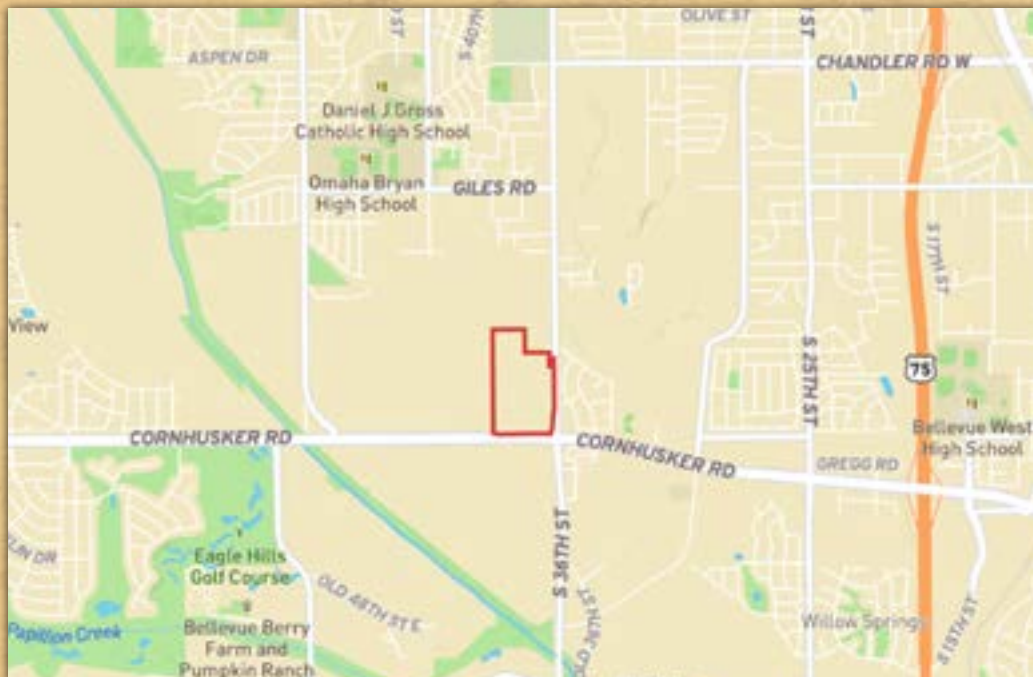


Intersection of 36th Street and Cornhusker Road



Property adjacent to current residential

## Location Map



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