

Available Property

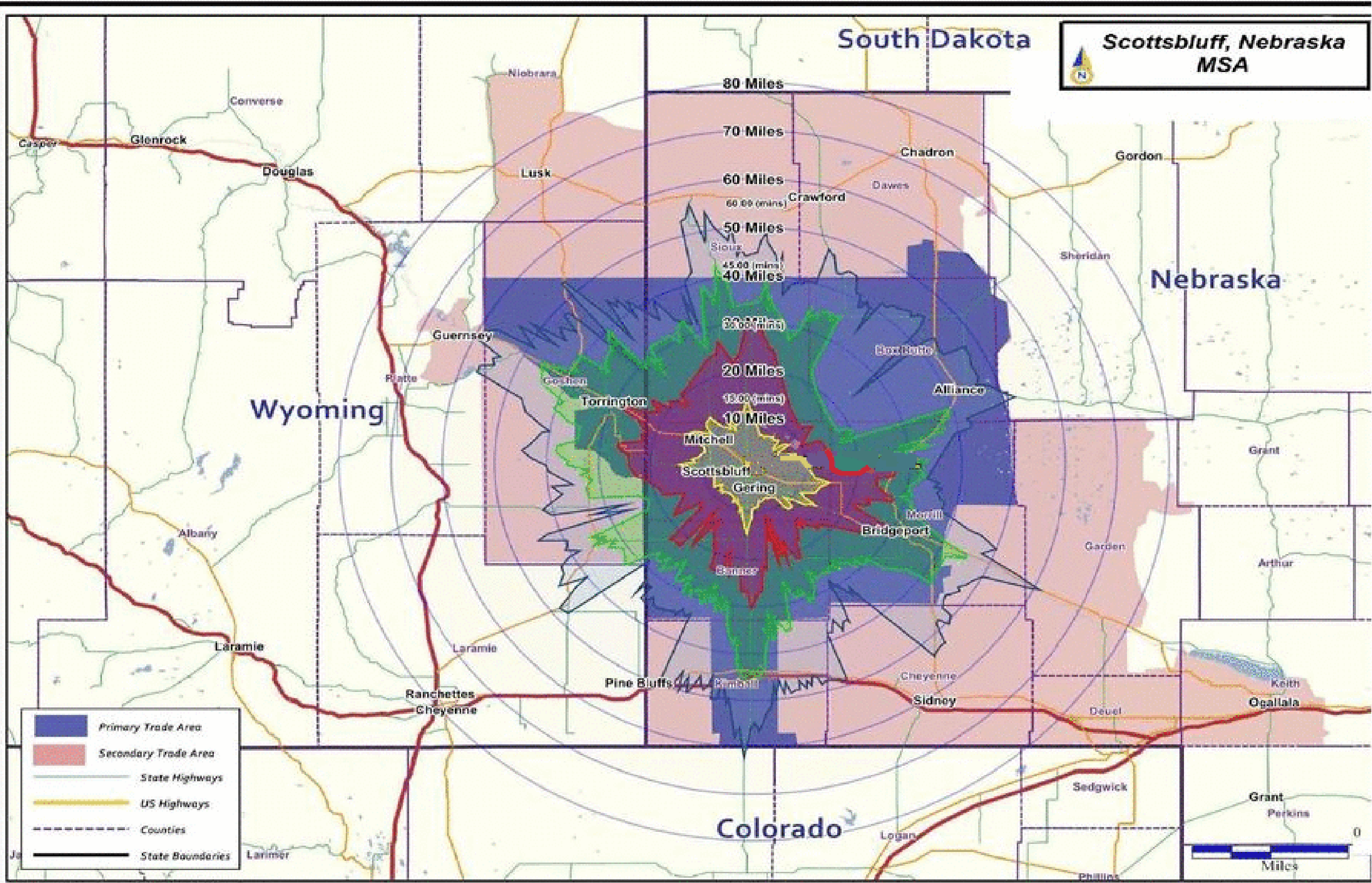


For More Information, contact us:

Telephone: 308-632-2833

Email: twincities@tcdne.org

Scottsbluff, Nebraska MSA



	Primary Trade Area
	Secondary Trade Area
	State Highways
	US Highways
	Counties
	State Boundaries



Identity

Building	Name (Additional Identifiers Included)	Street	City	County	State	Zip
Owner/Broker	PARCEL 010227849 & 010227849	511-515 W. 27th St.	Scottsbluff	Scotts Bluff	NE	69361
Company	Dry Pine Bay Land Co. LLC					
Contact	Dry Pine Bay Land Co. LLC					
Zoning Classification	308-632-2833					
	C-2 Neighborhood Commercial					
Acreage	0.96					
Total Usable/Subdividable Acres	0.96					
# of Adjacent Acres for Expansion	0					
Soil Type	Refer to "Custom Soil Resource Report"					
Soil Load Bearing Capacity	Refer to "Custom Soil Resource Report"					
Topography	Subject is level					
Elevation (Mean Ft. Above Sea Level)	Refer to "Custom Soil Resource Report"					
Phase I Environmental Audit?	YES Nebraska Department of Environmental Quality ID# 43888					
Audit Completion Date?	10/8/2003					
Selling Price Per Acre	Negotiable					

DEVELOPED PROPERTY

Transportation

Highway Linkage		
Name	US-26	South Beltline Hwy
2 or 4 Lane	4 Lane	2 and 4 Lane
Miles from Site	0.8	1.7
Internal Site Access		
Type of Mass Transit service Provided	NO	
Nearest Mass Transit Stop to Site Rail Service (if applicable)	N/A	
Carrier	NO	
Main or Branch Line	N/A	
Spur Yes or No	N/A	
If No: Distance to Rail Line	1.0 Miles	
Barge Facilities at Site if Applicable	NO	
Name of River, Lake, etc.	N/A	
Channel Depth	N/A	
Turning Basin	N/A	
Storage Capabilities	N/A	

For More Information, Contact Us:



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Protective Services

Fire Insurance Class Rating (ISO)	3
Distance to Nearest Station	0.9 Mile
Fire	Yes
Police	Yes

Fire Station Volunteer or Full-Time
24 Hour Police Patrol Provided

Mostly Full Time
Yes

Water

Provider **City of Scottsbluff**

Sewer

Provider **City of Scottsbluff**

Electric Power

Service Provider **Nebraska Public Power District**

Natural Gas

Provider **Black Hills Energy**

Telecommunications Service

Local Exchange Carrier **Action Communications**

Local Exchange Carrier **Allo Communications**

Local Exchange Carrier **Vistabeam**

Local Exchange Carrier **Charter Spectrum**

Location of Building in a Classified Zone	Yes	No
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State Enterprise Zone		XX
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Enterprise Community		XX
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Empowerment Zone		XX
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Foreign Trade Zone		XX
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Specialized Local Zones		XX
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Former McDonald's. Main bldg is 4,450 sq. ft. Comes with secondary bldg that is currently leased for approximately \$1,800/month. Owner is willing to finance with a substantial down payment.

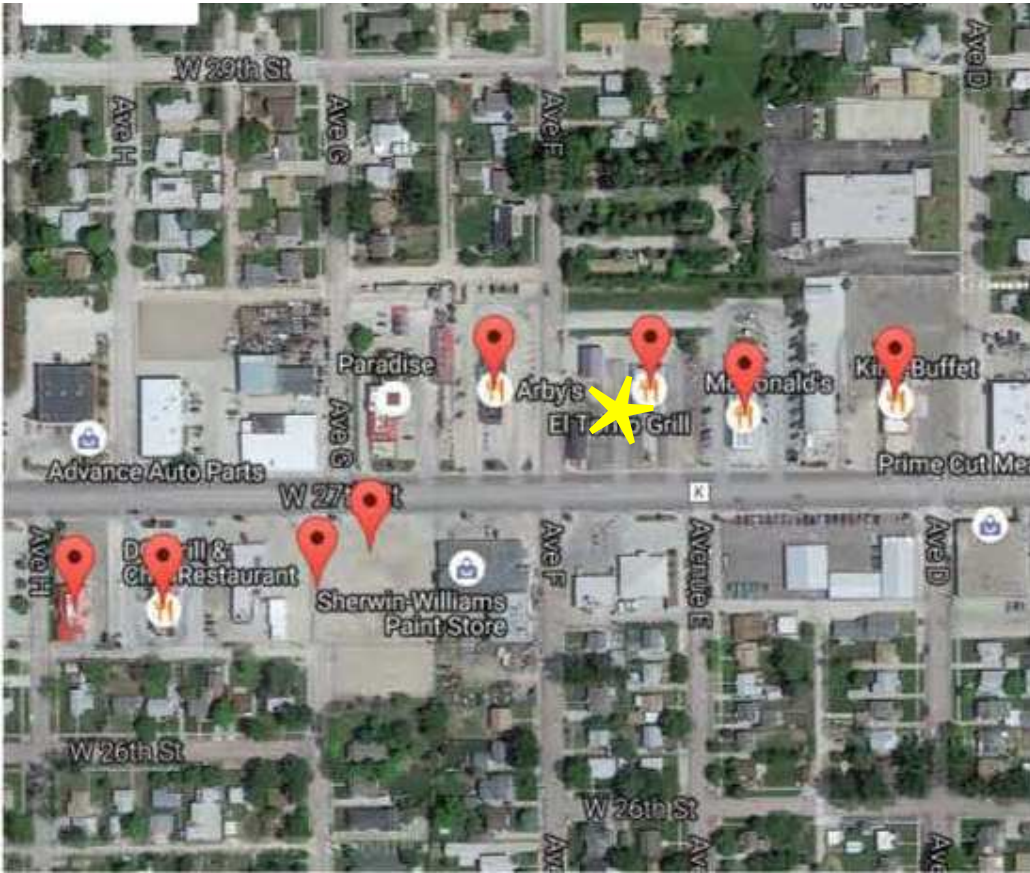
Traffic Count (2014): **20,790** **Cars Per Day**

Traffic Counts Provided by:
Nebraska Department of Roads

Current Use:	Restaurant	General Office
Previous Use(s):	Restaurant	General Office
	Retail	
Year Built:	1973	1972
Assessed Value:	\$450,069	
Tax Information:	\$9,325	

Retail - Restaurant

- Burger King
- Pizza Hut
- McDonald's
- El Torito Grill
- Arby's
- DQ Grill & Chill Restaurant
- King Buffet



Retail - Electronic Stores

- Walgreens
- Advance Auto Parts



Retail - Clothing Stores



- Maurices
- The Boutique Bridal
- Aulick's TLC - The Lifestyle Center
- Walgreens
- Doctor John's

Utility Information

- Stormwater**
 - Inlets
 - Manholes
 - Outfalls
 - Pipes
- Water**
 - Fittings
 - Hydrants
 - Pipes
 - Structures
 - Valves
 - Wells
- Wastewater**
 - Manholes
 - Pipes





Custom Soil Resource Report for **Scotts Bluff County, Nebraska**

511-515 W. 27th St., Scottsbluff, NE 69361

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Map Unit Legend

Scotts Bluff County, Nebraska (NE157)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
1030	Glenberg fine sandy loam, 0 to 2 percent slopes	1.4	100.0%
Totals for Area of Interest		1.4	100.0%

Scotts Bluff County, Nebraska

1030—Glenberg fine sandy loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 1shvg
Elevation: 3,200 to 5,500 feet
Mean annual precipitation: 14 to 16 inches
Mean annual air temperature: 46 to 50 degrees F
Frost-free period: 130 to 150 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Glenberg and similar soils: 99 percent
Minor components: 1 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Glenberg

Setting

Landform: Flood plains
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Stratified calcareous alluvium

Typical profile

H1 - 0 to 19 inches: fine sandy loam
H2 - 19 to 60 inches: stratified loamy sand to clay loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 10 percent
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water storage in profile: Moderate (about 6.2 inches)

Interpretive groups

Land capability classification (irrigated): 2e
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: A
Ecological site: Sandy Lowland (SyL) 12-17" Precipitation Zone (R067AY152WY)
Hydric soil rating: No

Minor Components

Wt at 0-1 foot

Percent of map unit: 1 percent
Landform: Swales
Down-slope shape: Concave
Across-slope shape: Linear
Hydric soil rating: Yes