



BRYAN AND TABOR LOTS



Well located lots that are ready for development.

JORDAN MAASSEN

Sales Associate

Cell Phone: 308-530-8463

Email: Jordan@lashleyland.com

PROPERTY HIGHLIGHTS

List Price

\$1,145,000-as a whole

Location

East Walmart Parcel: Located directly to the East of Walmart and West of Tabor Ave.

East Tabor/Bryan Parcels Lot 4 & 5: Located east of Tabor ave and South of existing Bryan Ave.

Legal Description

East Walmart Parcel: TRACT OF LAND IN PT. SE1/4 4-13-30 12.36 A. TRACT 2 West of the 6th P.M. Lincoln County Nebraska.

East Tabor/Bryan Parcel: Lot 4 & 5, Brewer Subdivision of North Platte Farms Subdivision, to Improvements/ Outbuildings: North Platte, Lincoln County, Nebraska all located in SW 1/4 Section 3, T.13N., R 30 W of the 6th P.M., Lincoln County, Nebraska.

Acres

East Walmart Parcel: 12.36 +/- acres

East Tabor/Bryan Parcel: 22.71 +/-

Buyers and Sellers acknowledge all represented acres are based on the County Assessor's records. Buyers acknowledge that they are purchasing a legal description, and acknowledge that fences may or may not be on the property lines.

Taxes

E Walmart= \$323.06 Tabor TBD

Property Summary

Location. Visibility. Opportunity.

Here is a rare opportunity to acquire shovel-ready development parcels in a highly desirable location near major retail centers in North Platte, Nebraska.

South Tabor Parcel-\$500,000

Positioned just east of Wal-Mart, this 12.36± acre tract offers an excellent blend of accessibility and development potential. Approximately 9± acres are currently drycrop land, with the remaining acreage consisting of accretion ground and mature trees.

All information herein is from sources deemed reliable, however the accuracy is not guaranteed by Lashley Land and Recreational Brokers, Inc., seller or agent. Offering is subject to error, omissions, prior sale, price change or withdrawal without notice.

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PROPERTY HIGHLIGHTS

The property features direct access from the west side of South Tabor Avenue, with additional development upside via Leota Street, which is already paved to the southwest corner. With minimal site work, this parcel has the potential for dual access from both South Tabor and Leota Street, enhancing flexibility for a wide range of development uses.

City utilities are nearby, including:

- City water located at the northeast corner along Tabor
- Sanitary sewer and storm sewer infrastructure running along Tabor to the south end of the property

Currently zoned A-1 Agricultural, this parcel presents strong potential for future rezoning and development. Its proximity to established retail and infrastructure makes it a standout investment opportunity.

Tabor and Bryan Lots-\$645,000

Located east of Tabor Avenue at the south end of Bryan Avenue, these two parcels are well-positioned for immediate development.

Key highlights include:

- Bryan Avenue paved to the north boundary
- Newly constructed Francis Street to the north
- City water available at the intersection of Francis and Bryan, with a 12" main running along Bryan
- An 18" sanitary sewer line and 36" storm sewer line along Francis

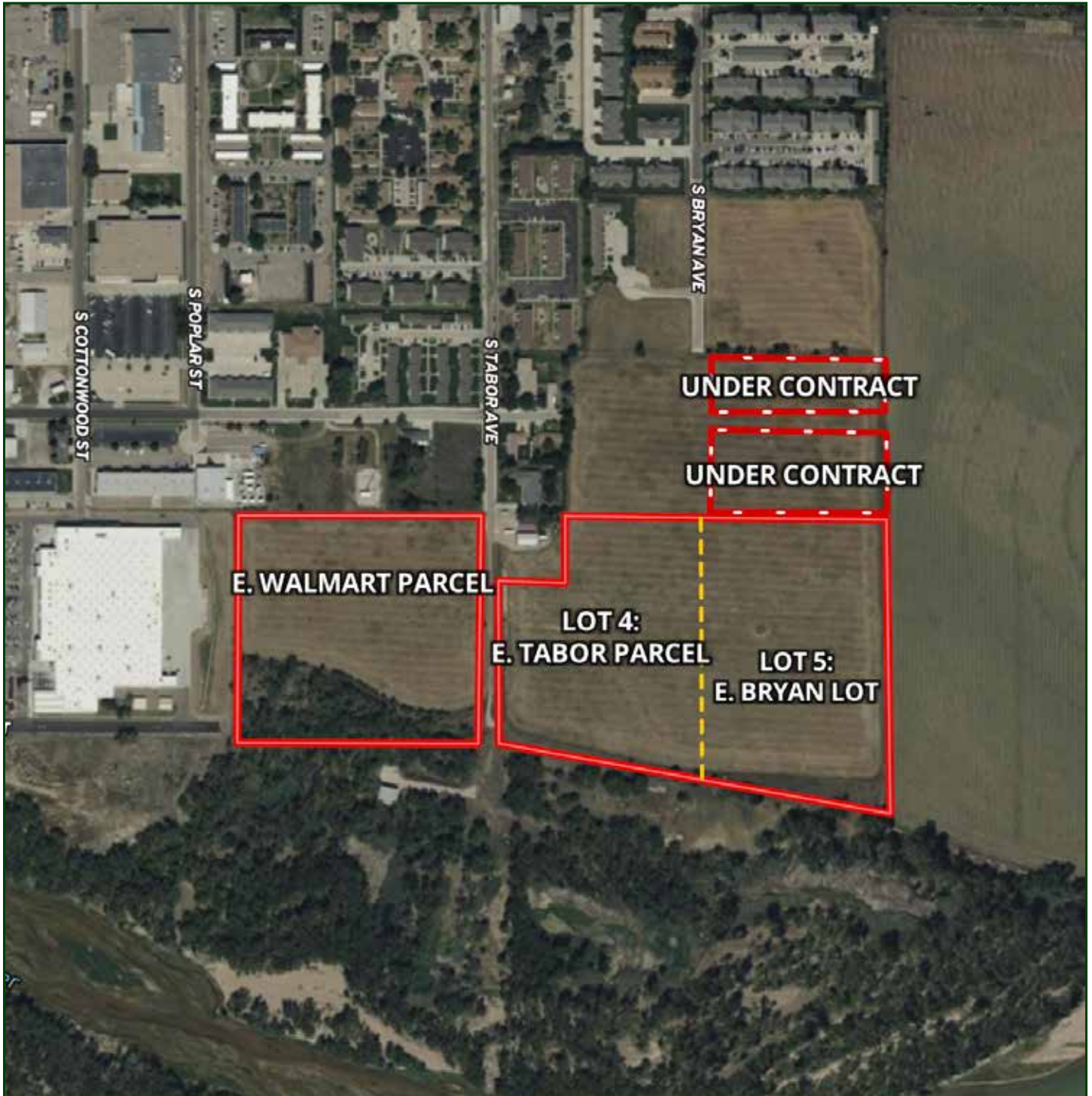
With utilities in place and surrounding infrastructure established, these lots require minimal additional work beyond street completion. Currently zoned A-1 Agricultural, they offer strong potential for rezoning to residential or commercial use.

Investment Opportunity

With continued economic growth and expansion throughout the North Platte area, these parcels represent a strategic opportunity to secure well-located land with excellent access, nearby utilities, and strong future development potential.

Don't miss the chance to invest in one of North Platte's most promising development corridors.

AERIAL MAP



Boundary lines are estimates - Map for illustration only

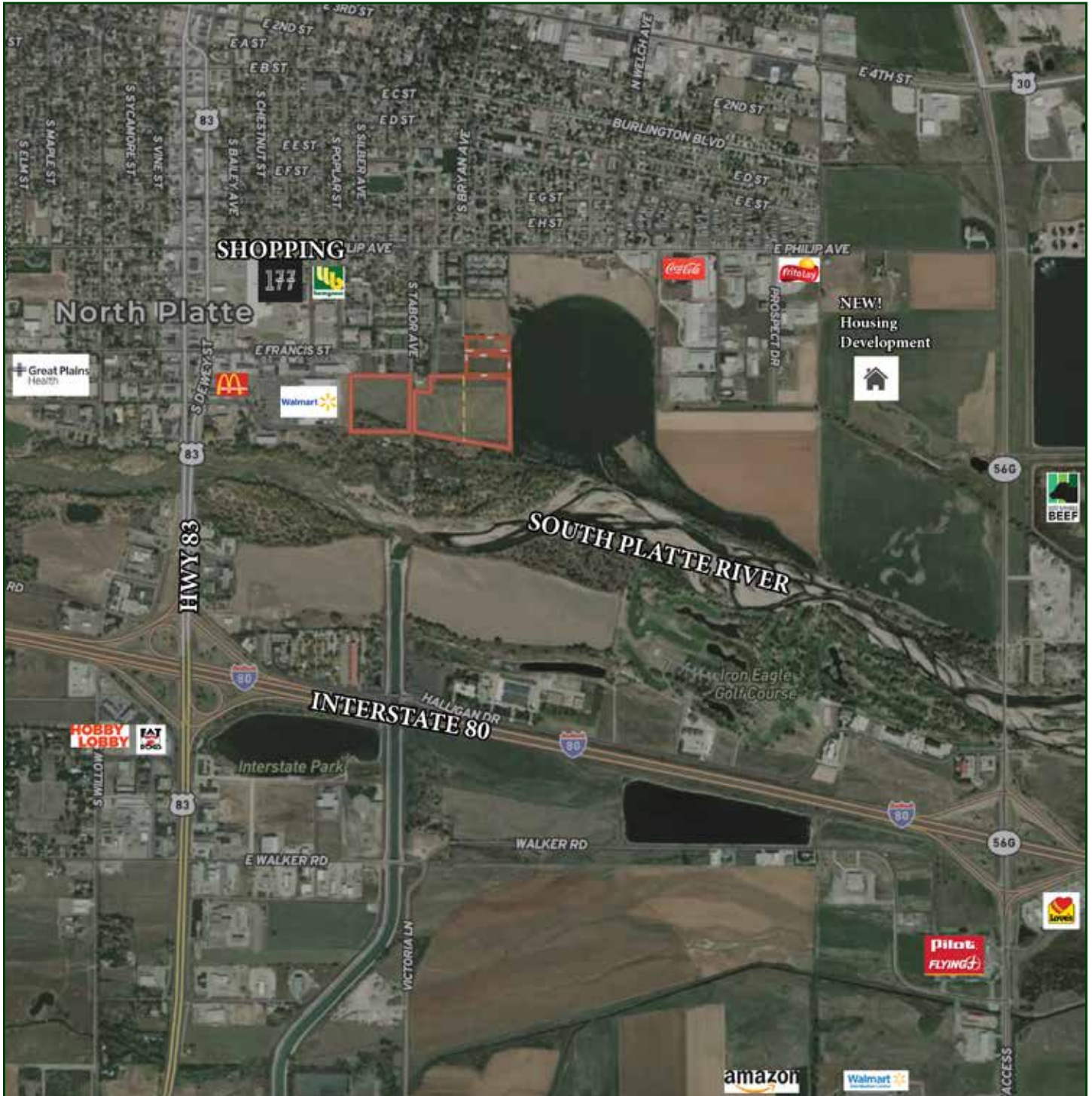
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AREA DEVELOPMENTS



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PROPERTY IMAGES



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Email: jordan@lashleyland.com

PROPERTY IMAGES





NEBRASKA EXPERTS, NATIONAL EXPOSURE.

Contact Information

Office: 308-532-9300

Fax: 308-532-1854

Email: info@lashleyland.com

Website: LashleyLand.com

Mike Lashley, Owner | Broker

Amy Lashley-Johnston, Scott Saults, Skip Marland, Jordan Maassen, April Good, Jon Farley, Tami Timmerman-Lashley, Randy Helms, Bill Grant, Shane Mauch, Jake McQuillen, Brandi Housman, Leala Jimerson, Stephanie Miller, DeAnn Vaughn, Ann Gray, Jake Hopwood, Bryan Cabrera, Lindsey Feuerborn, Robby Uehran, and Tom Moss

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2218 E. Walker Road • North Platte, NE 69101

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