

FOR SALE

80.26 AC | \$3,500,000

4000 W Husker Hwy Grand Island, NE

Sale Highlights

- Ideal location for single family residential, multi-family or senior living.
- Close proximity to
 - Retail
 - Restaurants
 - Grand Island Regional Medical Center
 - Hwy 30, Hwy 281 and Interstate 80
 - Pinnacle Bank Sports Complex

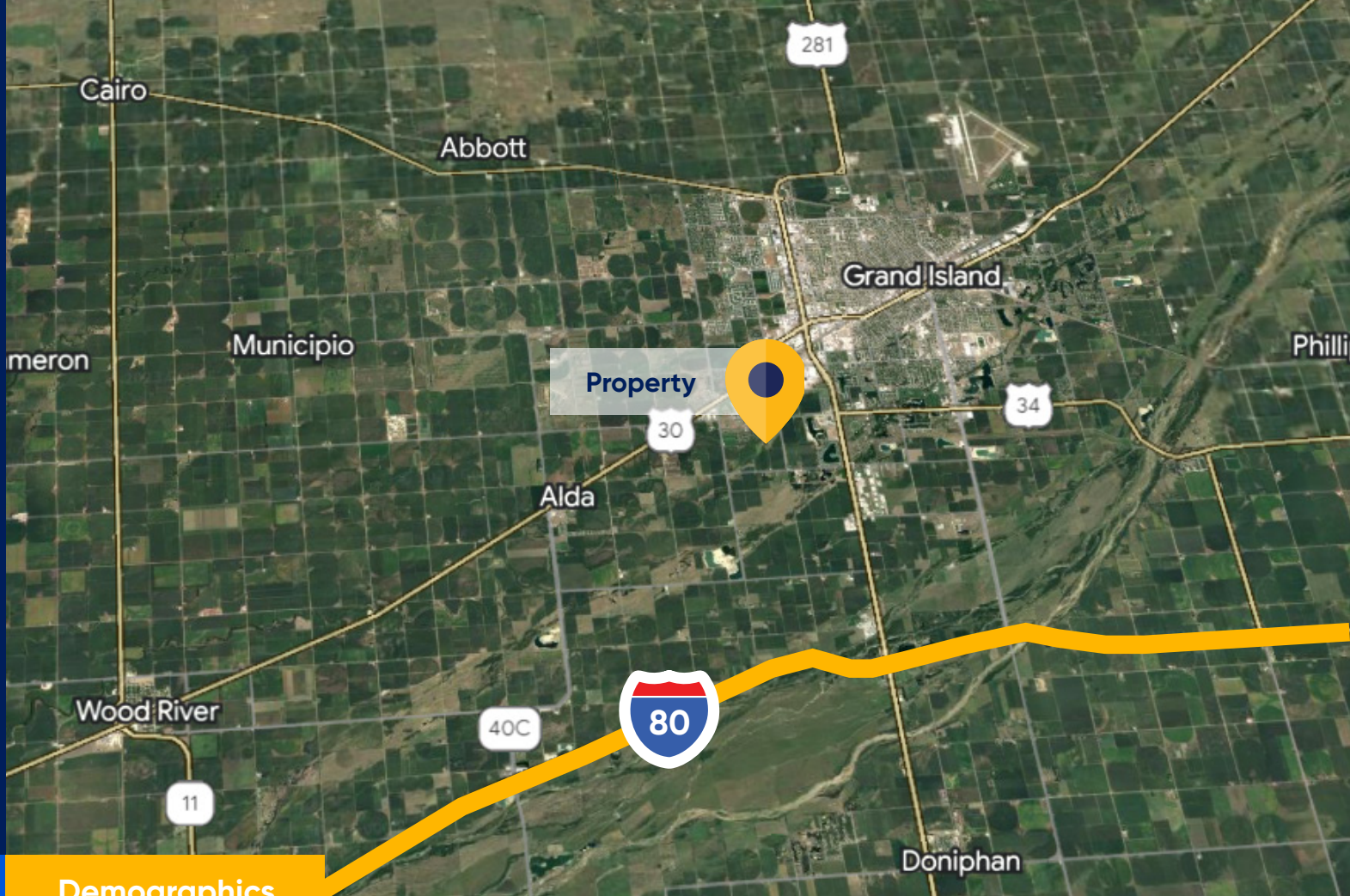
Flood Risk

Flood Risk Area
Moderate to Low-Risk Areas

FEMA Flood Zone
B and X Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods.

Site Information

Location	Suburban
Zoning	AG
Acres	80.26 Acres
SF	3,496,125 SF
Utilities	Unimproved land with utilities adjoining the site
Proposed Use	Single Family Residential, Multifamily, Senior Living



Demographics

Population

With 52,755 people, out of 578 cities, Grand Island is the 4th most populated city in the state of Nebraska.

Race & Ethnicity

The largest Grand Island racial/ethnic groups are White (60.5%) followed by Hispanic (33.0%) and Black (3.4%).

Median Income

In 2021, the median household income of Grand Island households was \$58,162.

Median Age

The median age for Grand Island residents is 34.9 years young.

Traffic

- Husker Highway - 2,974
- Hwy 281 - 17,066

Contact:



Mark Palmer
Senior Vice President
402.677.9706
mpalmer@cresa.com



Johnny Dorn
Principal
402.990.5577
jdorn@cresa.com