

ABSOLUTE AUCTION - SEPTEMBER 21, 2022 - 2:00 PM

PART LOT 1 MCGOWAN , YORK, NE 68467

COMMERCIAL | 0.78 ACRES (+/- 34,113 SF) | SELLING REGARDLESS OF PRICE



 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PRESENTED BY:

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Highly visible from I-80!

PROPERTY DESCRIPTION

This commercial lot is ready for improvements! Perfect for a food, coffee or beverage user. Also great option for owner-user needing easy access to the interstate.

LOCATION DESCRIPTION

This land sits directly behind McDonald's, just off York's most traveled corridor. Surrounded by numerous fast food chains, hotels, and more.

PROPERTY HIGHLIGHTS

- Highly visible from I-80
- Ready for improvements
- Easy interstate access

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OFFERING SUMMARY

Sale Price:

Sold to highest bidder regardless of price

Auction Info:

Sept. 21, 2022 - 2:00 PM
Super 8 Motel - 4112 Lincoln Ave
York, NE 68467

Lot Size:

0.78 Acres (+/- 34,113 SF)

Zoning:

C-3 Highway Commercial District

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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TERMS AND CONDITIONS OF SALE:

Auction to be held on September 21, 2022 at 2:00 PM for live and online bidding. Live bidding to take place at the Super 8 Motel - 4112 Lincoln Ave. York, NE 68467.

\$5,000 deposit due the day of sale. Balance upon closing. Closing to occur on or before October 21, 2022. A Buyer's Premium of 5% will be added to the sale price established at the auction to determine the overall purchase price. Owner makes no warranties of any kind expressed or implied. All information was derived from sources believed correct, but is not guaranteed. All interested parties are encouraged to inspect the property prior to the real estate auction. Buyer shall rely entirely on their own information and inspection of the property. No liability for accuracy, errors, or omissions are assumed by the seller, real estate or auction company. Announcements made day of sale take precedence over all written material.

FOR A FULL DUE DILIGENCE PACKAGE OR ONLINE BIDDING INSTRUCTIONS, PLEASE CONTACT AUCTIONEER, S. SCOTT MOORE, AT 402-677-3004

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AREA OVERVIEW - YORK, NE

York is a city in, and the county seat of, York County, Nebraska. It is the home of York College and the Nebraska Correctional Center for Women.

York, a city of over 8,000 population, offers all of the character of a small town with the advantages of a more populated city. Strategically located at the intersection of Highway 81, a major north-south 4-lane expressway that stretches from South America to Canada, and Interstate 80 that traverses the Atlantic to the Pacific. York is the heart of the nation.

York provides numerous amenities found only in larger more metropolitan cities, cutting edge health care technologies and facilities, a vibrant hospitality industry ready to serve the needs of visitors and residents alike, progressive educational institutions including a four-year college and a full range of support services for families and businesses.

York's transportation arterials and location allow easy access to Lincoln, the home of state government, the University of Nebraska, and the Lied Center for Performing Arts. Connected can also be used to describe the telecommunications infrastructure York citizens enjoy. You can do business with anyone, anywhere, from York.

An excellent workforce, quality of life, and low cost of living combine to make York one of the most attractive locations to live or work in the United States.



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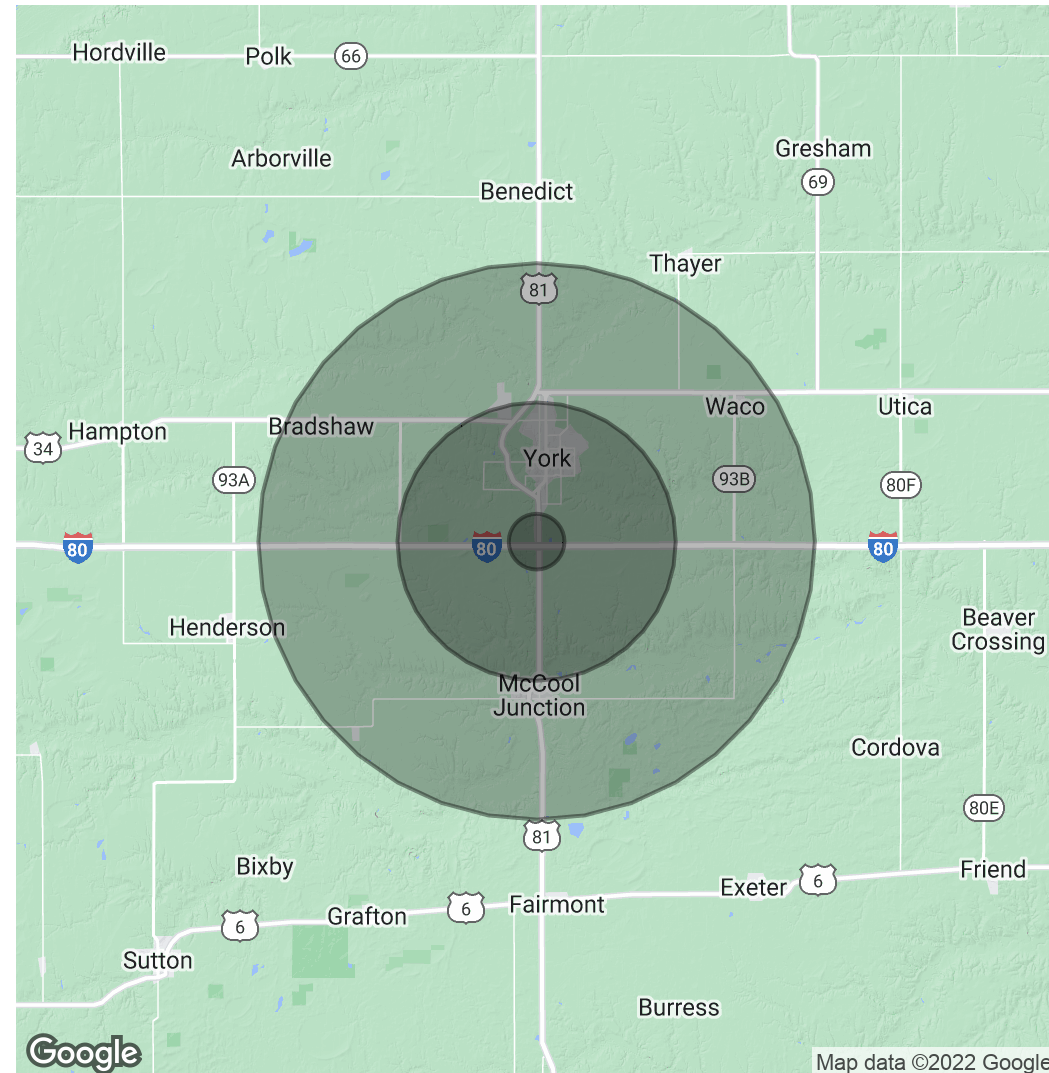
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	825	11,639	13,965
Average Age	37.9	37.8	39.2
Average Age (Male)	36.2	36.0	37.8
Average Age (Female)	39.5	39.4	40.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	334	4,758	5,752
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$57,596	\$58,086	\$59,346
Average House Value	\$106,178	\$106,626	\$110,124

* Demographic data derived from 2020 ACS - US Census



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