

# FOR SALE

## THE GARAGES THIRD ADDITION

*Hastings, Nebraska*



**12 +/- Acre  
BUILD SITE**

**Lindsey Haden**

**402-984-3725**

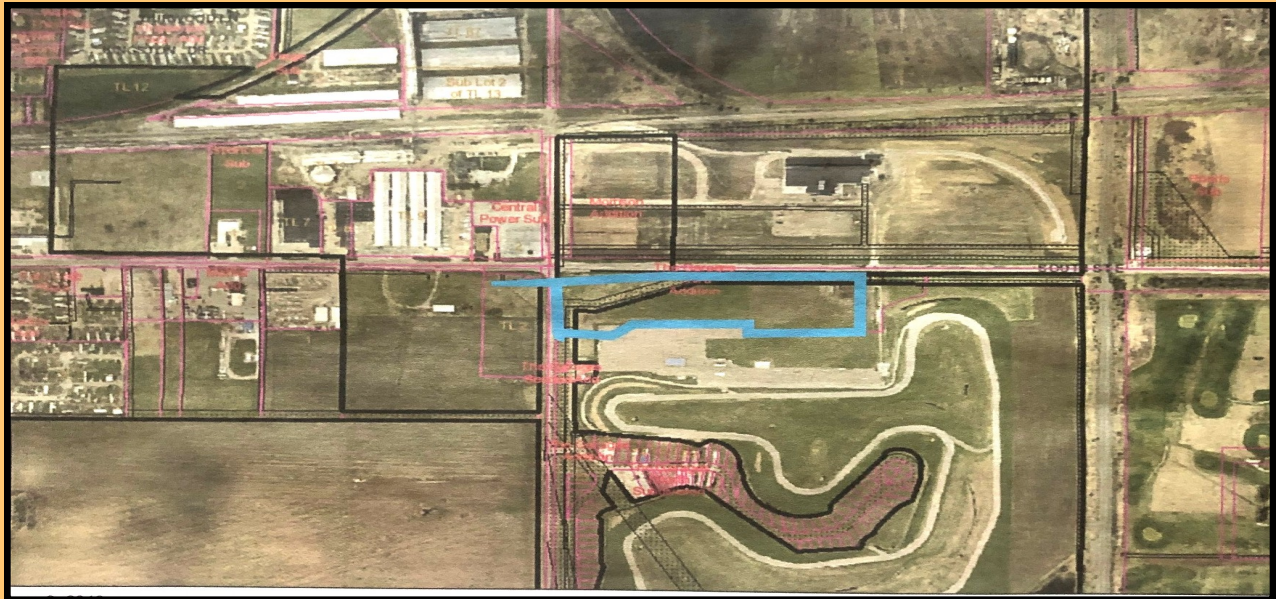
**hadenhouse@hotmail.com**

**www.1mach1.com**

*Presented By:*







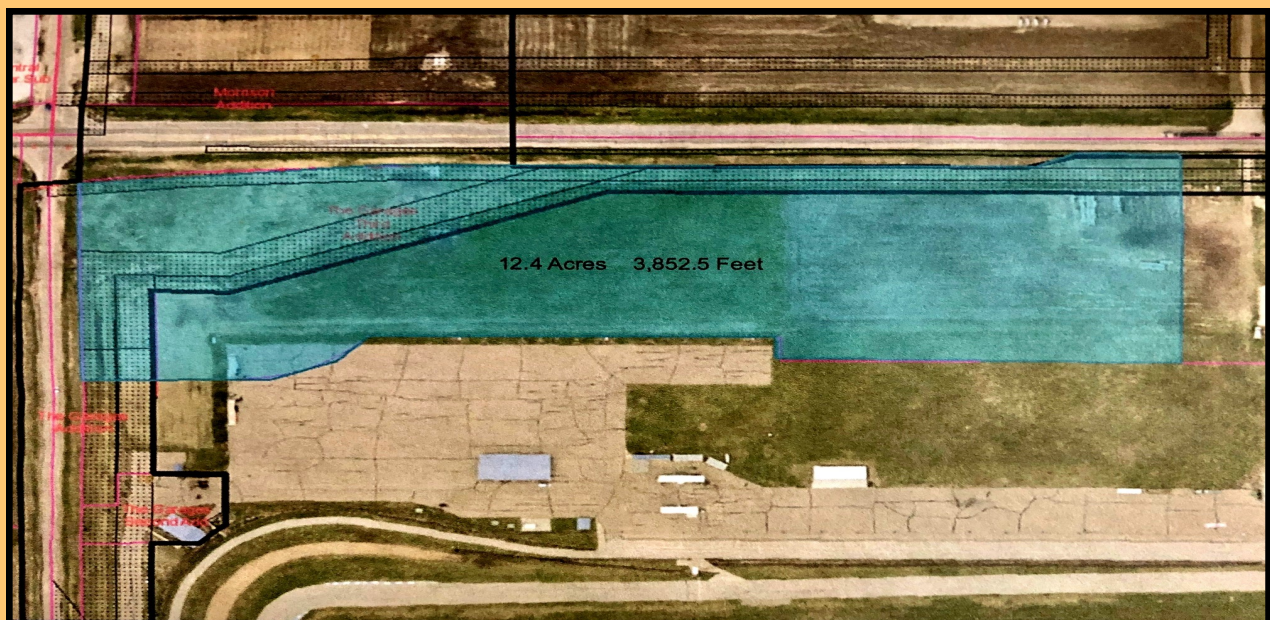
## **The Garages Third Addition \$650,000**

### **LEGAL DESCRIPTION:**

**Tr of Land N 1/2 NW 1/4 Cont 10.05 A Sec 16-7-9 and  
1718.11 Lot 1 The Garage Add Pt NW 1/4 16 & NE 1/4 17-7-9  
Minus approx. 2.5 acres subdivided off eastern edge.**

**The Garages Third Addition is a 12+/- track of land located at the east edge of Hastings, Nebraska at the highly trafficked intersection of Showboat Boulevard and Nebraska Highway 6. This industrial build site runs with Highway 6 and has two access points (one within the land itself and one via permanent easement with neighboring lot).**

**The intersection of Hwy 6 and Showboat Blvd is on the southern edge of the Hastings, Nebraska bypass road and the route by which most area truckers access the grain elevators.**

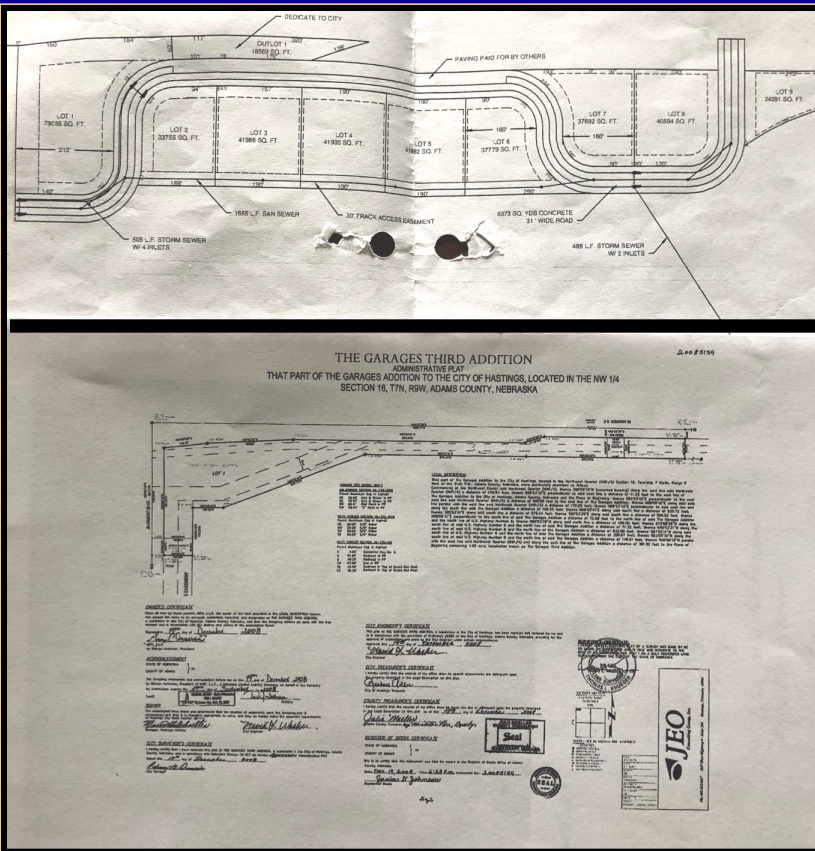




## ACCESS FEATURES:

This build site has two (one binding, one currently non-binding) access easements and has had two proposed access roads drawn and approved by the City of Hastings City Engineer. Other access road options are still available and would need drawn to fit Buyer needs.

One access is on the northeast side of the property on the south side of Hwy 6 and the other on the west edge of the property on the east side of Showboat Blvd.



## UTILITY ACCESS:

The Garages Third Addition is within the City of Hastings utility district and has all public utility access including electricity, sanitary sewer, water and natural gas.

## ZONING:

Property is zoned I-2, Heavy Industrial which provides for a variety of permitted uses.



## LISTING BROKERED BY:



## LISTING AGENT

**Lindsey Haden**  
402-984-3725

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Call/Text/Email

More Property Photos At:  
[www.1mach1.com](http://www.1mach1.com)

