



Tekamah Commercial Building with Land

6.34 +/- Acres | Burt County, NE | \$877,500



National Land Realty
P.O. Box 164
Blair, NE 68008
NationalLand.com



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The above information is from sources deemed reliable, however the accuracy is not guaranteed.
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PROPERTY SUMMARY

Don't miss this opportunity to acquire a 20,000 +/- SF commercial building with Highway 75 frontage in Tekamah, Nebraska. This building includes five separate overhead doors, two with loading dock access, and the three remaining doors drive-in into the heated warehouse space. This building includes 3-phase power (208V), five separate offices, a showroom, and ample land to expand. The property is currently an owner-occupied metal fabrication business and offers indoor RV/boat storage. This commercial building is perfect for either single-use or multi-use tenants. The property has a cell tower operated by American Tower. This lease has been sold in perpetuity to a third party. The cell tower lease grants American Tower access to the tower via an ingress/egress easement set forth in the lease. The buyer will be assuming the said lease.



ADDRESS

650 Highway 75
Tekamah, NE 68061

LOCATION

Located on the South side of Tekamah, NE. West side of Highway 75.

ACREAGE BREAKDOWN

6.34+/- acres - Commercial property.

TAXES

\$5,430/year (2022)

PROPERTY HIGHLIGHTS

- Original building was built in 1980, post frame construction with forced air, heating and AC, two restrooms, five offices and a showroom consisting of 5,000+/- S.F. The connecting shop area is 5,000+/- S.F. with 16 foot ceiling, radiant heat, restroom, drive-in overhead door and a second floor foreman's office overlooking the shop.
- First addition added in 1992, consisting of metal frame construction, 5,000+/- S.F., 2 overhead doors with access to the loading dock. Second addition constructed in 2010, includes metal frame construction, radiant heat and two overhead garage doors. This property includes a separate well but the water source is now supplied by Logan East rural water.
- Property has a cell tower operated by American Tower. This lease has been sold in perpetuity to a third party. The cell tower lease grants American Tower access to the tower via an ingress/egress easement set forth in the lease. Buyer will be assuming said lease

ESTIMATED INCOME

\$20,000



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Full Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
Calculated using Weighted Block Centroid from Block Groups
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Lat/Lon: 41.7605/-96.2229

Tekamah Commercial Building with Land Listing 2388332			
	1 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	323	1,890	2,155
2027 Projected Population	305	1,835	2,090
2020 Census Population	308	1,881	2,145
2010 Census Population	330	1,993	2,274
Projected Annual Growth 2022 to 2027	-1.1%	-0.6%	-0.6%
Historical Annual Growth 2010 to 2022	-0.2%	-0.4%	-0.4%
Households			
2022 Estimated Households	139	797	910
2027 Projected Households	124	719	820
2020 Census Households	132	786	898
2010 Census Households	138	813	929
Projected Annual Growth 2022 to 2027	-2.1%	-2.0%	-2.0%
Historical Annual Growth 2010 to 2022	-	-0.2%	-0.2%
Age			
2022 Est. Population Under 10 Years	11.7%	11.8%	11.8%
2022 Est. Population 10 to 19 Years	12.6%	13.1%	13.1%
2022 Est. Population 20 to 29 Years	10.6%	9.8%	9.8%
2022 Est. Population 30 to 44 Years	16.1%	16.7%	16.7%
2022 Est. Population 45 to 59 Years	17.1%	17.2%	17.2%
2022 Est. Population 60 to 74 Years	20.1%	20.9%	20.8%
2022 Est. Population 75 Years or Over	11.8%	10.5%	10.6%
2022 Est. Median Age	43.1	42.7	42.8
Marital Status & Gender			
2022 Est. Male Population	49.4%	49.4%	49.4%
2022 Est. Female Population	50.6%	50.6%	50.6%
2022 Est. Never Married	22.2%	22.6%	22.6%
2022 Est. Now Married	50.2%	54.6%	54.4%
2022 Est. Separated or Divorced	15.5%	13.0%	13.1%
2022 Est. Widowed	12.1%	9.7%	9.9%
Income			
2022 Est. HH Income \$200,000 or More	2.2%	3.2%	3.1%
2022 Est. HH Income \$150,000 to \$199,999	2.5%	5.0%	4.9%
2022 Est. HH Income \$100,000 to \$149,999	13.0%	13.8%	13.8%
2022 Est. HH Income \$75,000 to \$99,999	11.9%	15.1%	15.0%
2022 Est. HH Income \$50,000 to \$74,999	15.7%	21.2%	20.9%
2022 Est. HH Income \$35,000 to \$49,999	17.4%	14.6%	14.8%
2022 Est. HH Income \$25,000 to \$34,999	17.4%	11.4%	11.7%
2022 Est. HH Income \$15,000 to \$24,999	17.0%	8.7%	9.1%
2022 Est. HH Income Under \$15,000	2.9%	7.0%	6.8%
2022 Est. Average Household Income	\$71,561	\$76,415	\$76,165
2022 Est. Median Household Income	\$46,640	\$59,508	\$58,846
2022 Est. Per Capita Income	\$31,038	\$32,371	\$32,304
2022 Est. Total Businesses	37	106	116
2022 Est. Total Employees	230	767	829

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Race			
2022 Est. White	95.8%	94.4%	94.5%
2022 Est. Black	0.7%	0.6%	0.6%
2022 Est. Asian or Pacific Islander	-	0.4%	0.3%
2022 Est. American Indian or Alaska Native	0.4%	0.4%	0.4%
2022 Est. Other Races	3.1%	4.2%	4.1%
Hispanic			
2022 Est. Hispanic Population	11	56	64
2022 Est. Hispanic Population	3.4%	3.0%	3.0%
2027 Proj. Hispanic Population	2.9%	2.7%	2.7%
2020 Hispanic Population	1.2%	1.0%	1.1%
Education (Adults 25 & Older)			
2022 Est. Adult Population (25 Years or Over)	225	1,325	1,511
2022 Est. Elementary (Grade Level 0 to 8)	1.7%	0.9%	0.9%
2022 Est. Some High School (Grade Level 9 to 11)	8.5%	5.6%	5.7%
2022 Est. High School Graduate	40.5%	38.0%	38.1%
2022 Est. Some College	23.7%	23.6%	23.6%
2022 Est. Associate Degree Only	9.6%	11.2%	11.2%
2022 Est. Bachelor Degree Only	10.2%	14.2%	14.0%
2022 Est. Graduate Degree	5.8%	6.5%	6.5%
Housing			
2022 Est. Total Housing Units	174	959	1,097
2022 Est. Owner-Occupied	60.8%	64.6%	64.4%
2022 Est. Renter-Occupied	18.9%	18.6%	18.6%
2022 Est. Vacant Housing	20.3%	16.8%	17.0%
Homes Built by Year			
2022 Homes Built 2010 or later	5.5%	3.8%	3.9%
2022 Homes Built 2000 to 2009	9.3%	9.7%	9.7%
2022 Homes Built 1990 to 1999	6.4%	4.9%	5.0%
2022 Homes Built 1980 to 1989	5.2%	8.5%	8.3%
2022 Homes Built 1970 to 1979	10.5%	10.0%	10.1%
2022 Homes Built 1960 to 1969	3.6%	7.4%	7.2%
2022 Homes Built 1950 to 1959	7.5%	6.4%	6.5%
2022 Homes Built Before 1949	31.7%	32.3%	32.3%
Home Values			
2022 Home Value \$1,000,000 or More	-	-	-
2022 Home Value \$500,000 to \$999,999	4.7%	5.7%	5.6%
2022 Home Value \$400,000 to \$499,999	-	-	-
2022 Home Value \$300,000 to \$399,999	12.9%	8.2%	8.5%
2022 Home Value \$200,000 to \$299,999	13.5%	11.9%	12.0%
2022 Home Value \$150,000 to \$199,999	19.1%	16.5%	16.7%
2022 Home Value \$100,000 to \$149,999	12.6%	25.2%	24.5%
2022 Home Value \$50,000 to \$99,999	24.6%	25.5%	25.5%
2022 Home Value \$25,000 to \$49,999	10.0%	5.1%	5.4%
2022 Home Value Under \$25,000	2.6%	1.8%	1.9%
2022 Median Home Value	\$150,207	\$134,142	\$134,955
2022 Median Rent	\$522	\$527	\$527

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Labor Force				
2022 Est. Labor Population Age 16 Years or Over	258	1,505	1,716	
2022 Est. Civilian Employed	51.1%	58.5%	58.1%	
2022 Est. Civilian Unemployed	1.2%	1.2%	1.2%	
2022 Est. in Armed Forces	-	-	-	
2022 Est. not in Labor Force	47.7%	40.4%	40.7%	
2022 Labor Force Males	49.0%	49.9%	49.9%	
2022 Labor Force Females	51.0%	50.1%	50.1%	
Occupation				
2022 Occupation: Population Age 16 Years or Over	132	880	997	
2022 Mgmt, Business, & Financial Operations	14.8%	16.5%	16.4%	
2022 Professional, Related	12.2%	21.3%	20.9%	
2022 Service	10.6%	15.6%	15.4%	
2022 Sales, Office	31.8%	21.1%	21.6%	
2022 Farming, Fishing, Forestry	3.5%	1.9%	2.0%	
2022 Construction, Extraction, Maintenance	14.4%	11.4%	11.5%	
2022 Production, Transport, Material Moving	12.7%	12.2%	12.2%	
2022 White Collar Workers	58.8%	58.9%	58.9%	
2022 Blue Collar Workers	41.2%	41.1%	41.1%	
Transportation to Work				
2022 Drive to Work Alone	84.7%	80.7%	80.9%	
2022 Drive to Work in Carpool	7.3%	7.4%	7.4%	
2022 Travel to Work by Public Transportation	-	-	-	
2022 Drive to Work on Motorcycle	-	-	-	
2022 Walk or Bicycle to Work	0.2%	2.5%	2.4%	
2022 Other Means	-	0.6%	0.6%	
2022 Work at Home	7.8%	8.7%	8.7%	
Travel Time				
2022 Travel to Work in 14 Minutes or Less	30.9%	46.9%	46.2%	
2022 Travel to Work in 15 to 29 Minutes	28.3%	17.2%	17.7%	
2022 Travel to Work in 30 to 59 Minutes	33.9%	27.2%	27.5%	
2022 Travel to Work in 60 Minutes or More	6.9%	8.7%	8.6%	
2022 Average Travel Time to Work	22.8	15.2	15.5	
Consumer Expenditure				
2022 Est. Total Household Expenditure	\$7.77 M	\$46.82 M	\$53.31 M	
2022 Est. Apparel	\$265.48 K	\$1.61 M	\$1.84 M	
2022 Est. Contributions, Gifts	\$429.21 K	\$2.6 M	\$2.96 M	
2022 Est. Education, Reading	\$216.84 K	\$1.36 M	\$1.55 M	
2022 Est. Entertainment	\$429.26 K	\$2.62 M	\$2.98 M	
2022 Est. Food, Beverages, Tobacco	\$1.21 M	\$7.23 M	\$8.24 M	
2022 Est. Furnishings, Equipment	\$268.01 K	\$1.63 M	\$1.86 M	
2022 Est. Health Care, Insurance	\$745.6 K	\$4.44 M	\$5.05 M	
2022 Est. Household Operations, Shelter, Utilities	\$2.54 M	\$15.21 M	\$17.33 M	
2022 Est. Miscellaneous Expenses	\$146.65 K	\$884.45 K	\$1.01 M	
2022 Est. Personal Care	\$104.59 K	\$628.5 K	\$715.69 K	
2022 Est. Transportation	\$1.42 M	\$8.59 M	\$9.78 M	

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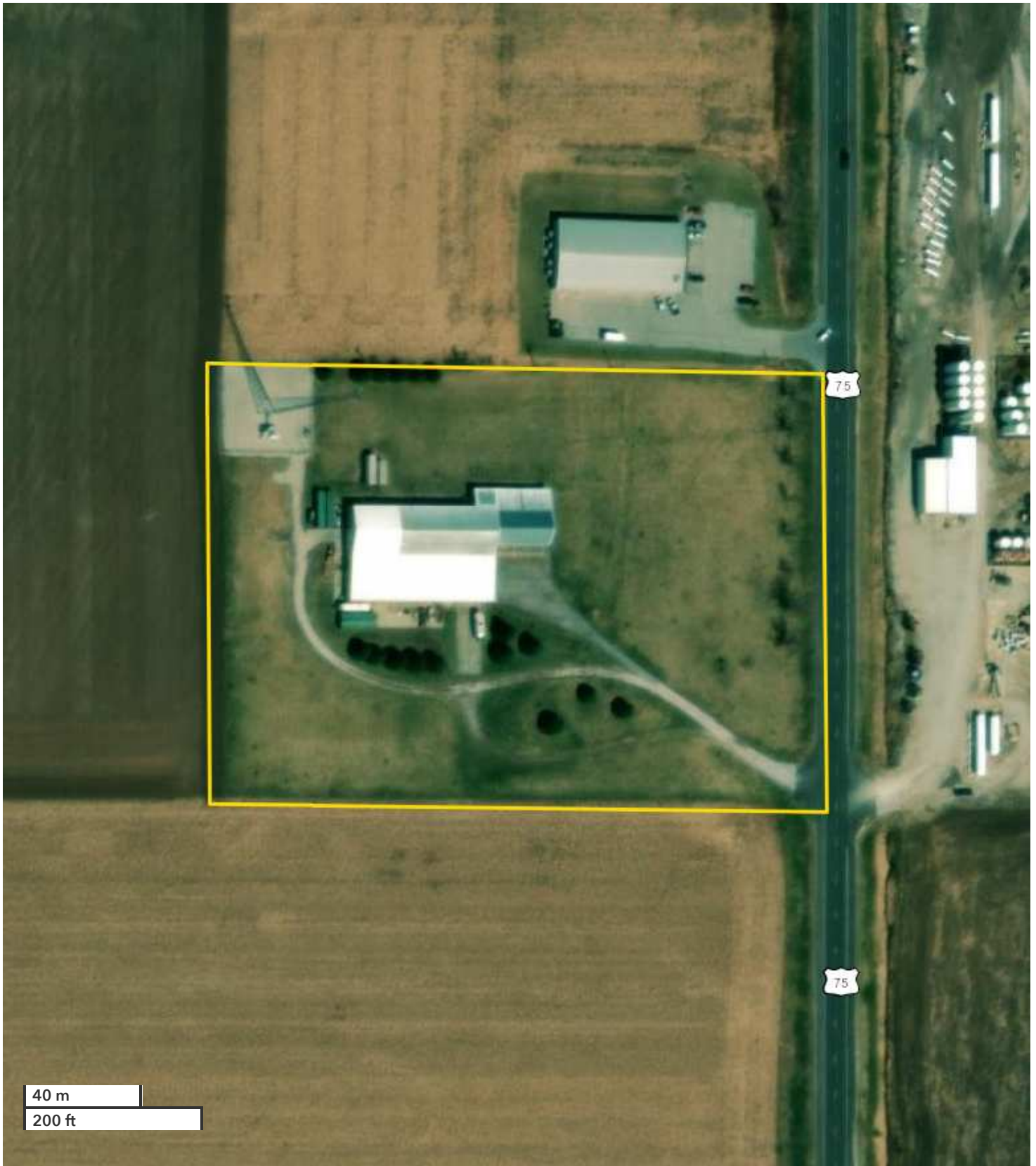
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Land Broker

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All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.

LOT 2

(12) 1.54 AC

230.05'

234.07'

305.42'

20'

40'

680.07'

SUBLOT 5
LOT 6

(13) 7 AC

476.39'

476.39'

640.07'

SOUTH LINE N 1/2, SW 1/4

SE CORNER, NE 1/4

NOTES

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