

**BLAIR CORNER LOT
ON HIGHWAY 30
<1 Acre
Washington County, NE
\$125,000**

NEW LISTING

**NATIONAL
LAND
REALTY®**



**NATIONAL
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REALTY®**

National Land Realty
1342 Boyd Street
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Ashland, NE 68003
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OVERVIEW:

Highway 30 frontage commercial, corner lot for sale. 14,425+/- square feet with Agricultural/Highway Commercial zoning (ACH). Refer to property documents to review city of Blair zoning regulations. Access off of lighted intersection of Highway 30 and 10th Street would be idea for retail, service industry and or office space. Contact Ryan Schroeter (402) 699-4250 for additional information. The city of Blair is located 15+/- miles North of Omaha, NE with a population of approximately 8,000. Three major highways intersect in Blair, NE - U.S. Highways 30, 75 and 91. Top employers include Woodhouse, Cargill, O.P.P.D and Mutual of Omaha. Average household income for Blair, NE is \$67,000.

PARCEL #/ID: 890046893 & 890046886

TAXES: \$349/year (2019)

ADDRESS:

1019 Washington Street
Blair, NE 68008

LOCATION:

Southwest corner of Highway 30 and 10th Street within the city limits of Blair, NE.



PROPERTY HIGHLIGHTS:

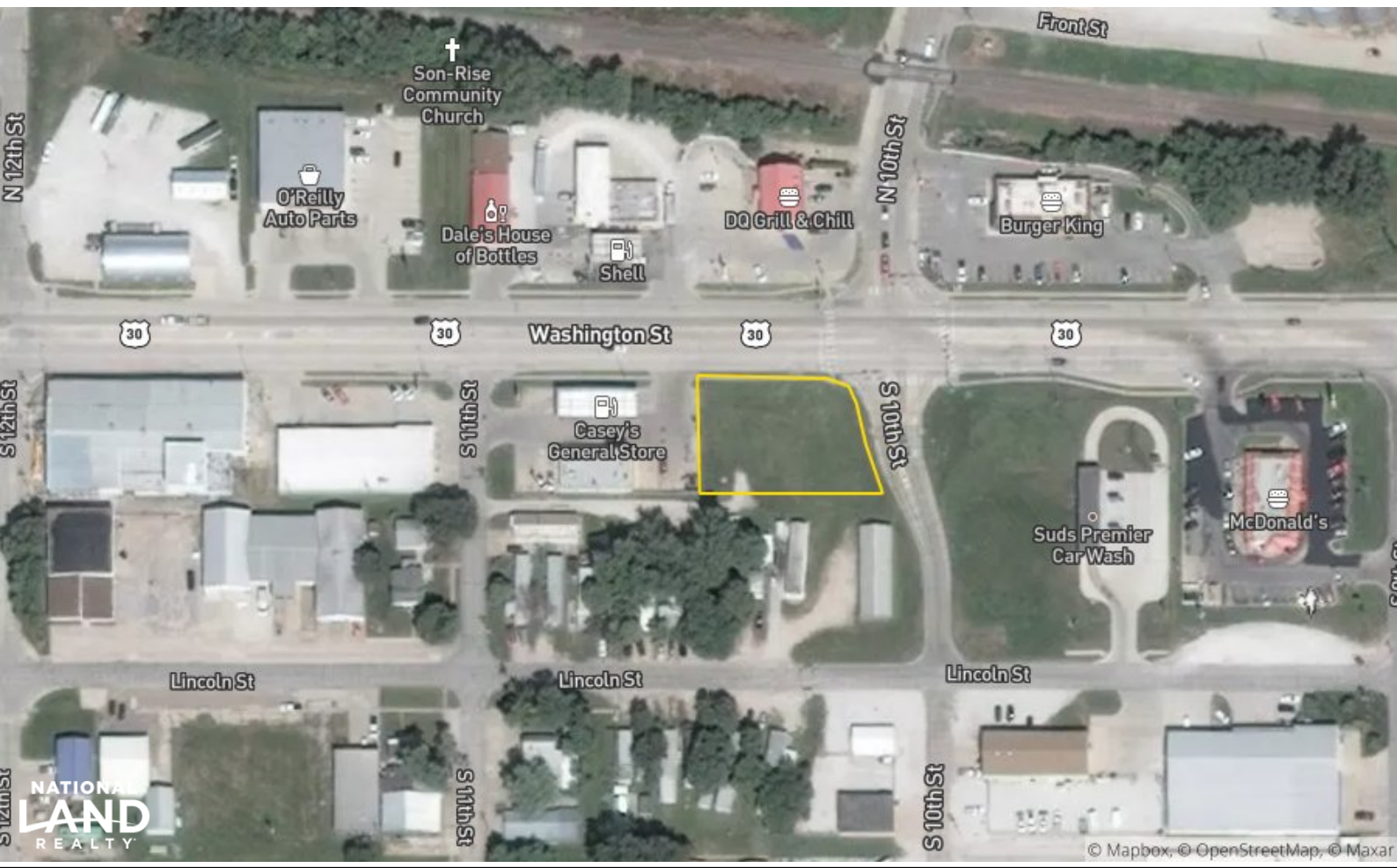
- 120+/- frontage feet on Highway 30. 14,425+/- square foot lot.
- Access off of lighted intersection of Highway 30 and 10th Street would be idea for retail, service industry and or office space.

LEGAL DESCRIPTION:

Part of Lots 1, 2 and 3, Block 84. Washington County, NE

VIEW FULL LISTING:

www.nationalland.com/viewlisting.php?listingid=1437816



ARTICLE 8 ACH AGRICULTURAL/BUSINESS AND COMMERCIAL DISTRICTS

The several classes of business and commercial districts included in this Ordinance are designed to provide the opportunity for the various types of retail stores, offices, service establishments and wholesale business to concentrate for the convenience of the public; to be established in such relationships to each other as to be mutually beneficial; and to be located and grouped on sites that are in logical proximity to the respective geographical areas and respective categories of patrons which they serve.

SECTION 801 ACH AGRICULTURAL/HIGHWAY COMMERCIAL DISTRICT

801.01 INTENT: The ACH Agricultural/Highway Commercial District is intended primarily for application to areas along major highway entrances to a community in accord with policies of the comprehensive plan for controlled access to the highway is afforded for the convenience of patrons traveling the highway. For the purposes of Section 77-1343 R.R.S. Neb. the predominant use for this district is agricultural and horticultural uses.

801.02 PERMITTED PRINCIPAL USES AND STRUCTURES: The following shall be permitted as uses by right except when located within 200 feet of any Residential District, in which case a conditional use permit will be required to allow the following uses:

- (1) Retail and Service which provide services or supply commodities primarily for the convenience of patrons traveling on state highways and major county road entrances to the community including:
 - Auditorium, exhibition hall, club
 - Auto and truck parts stores (retail only)
 - Athletic complexes and health centers
 - Barber, beauty, tanning, and manicure shops
 - Bars, cocktail lounges or nightclubs
 - Boat sales and services
 - Bowling alley
 - Bus depots and transit stations
 - Car and truck sales, both new and used, with full service and repairs
 - Car wash
 - Convenience stores with gasoline sales
 - Dry cleaning and laundry establishments
 - Feed, grain, and fertilizer sales
 - Furniture stores
 - Garden and lawn supplies stores, nurseries and greenhouses
 - Hotels and motels
 - Ice cream and confectionery stores
 - Lumber and building materials
 - Offices
 - Plumbing and heating services
 - Recreational vehicle sales and service

Rental and lease establishments, inside storage only
Restaurants, including drive-in restaurants
Sign Shops
Soda fountains
Theaters
Veterinary services and small animal hospitals

(2) Any principal permitted use in the CCB - Central Business District as specified in Section 802.02 if the total structure or building contains principal uses and structures specified in Section 802.02 and such building or structure contains 7,500 square feet or more.

(3) Signs subject to SECTION 1114 of this Ordinance.

(4) Road side rest areas.

(5) Row crop agricultural production (planting, fertilizing, harvesting) or alfalfa / feed grass production on parcels which have been regularly used for such production prior to January 1, 2011. No parcel in this zoning district shall be switched to this Use from a different use. Parcels three (3) acres or larger may continue with this Use and other Permitted or Excepted Uses with a minimum separation of fifty (50) feet from any other Use.

801.03 PERMITTED ACCESSORY USES AND STRUCTURES: The following accessory uses and structures shall be permitted:

(1) Accessory uses and structures normally appurtenant to the permitted uses and structures shall be permitted including the following:

(2) Offices and retail stores incidental to and on the same site with a highway commercial establishment prescribed in SECTION 801.02 of this Ordinance.

801.04 EXCEPTIONS: After the provisions of this Ordinance relating to exceptions have been fulfilled, the City Council may permit the following conditional uses as exceptions in the A/CH Highway Commercial District in accordance with ARTICLE 14 of this Ordinance.

(1) Automobile service stations

(2) Car and truck detailing shops; provided that no repair garage work is done

(3) Repair Garages

(4) Car and truck sales, both new and used, without full service and repairs

(5) Mini-storage units

(6) Contract construction offices and services, when all materials are contained within the walls of

the building

- (7) Farm implement and farm machinery fabrication, sales and service, and farm equipment and supplies, sales and service
- (8) Mobile Home sales
- (9) Amusement parks; carnivals, circuses, outdoor festivals and other transient amusement enterprises; drive-in theaters; golf driving ranges; pony rings; skating rinks; and miniature golf course;
- (10) Churches and other religious institutions;
- (11) Private clubs and lodges;
- (12) Public buildings and grounds;
- (13) Go-Cart race tracks.
- (14) Overnight recreational vehicle parking areas limited to six spaces in conjunction with another permitted use.
- (15) Multi-family dwellings.
- (16) Family day care home, group day care home, or day care center.
- (17) Public Utility structures, services and facilities
- (18) Any principal permitted use in the CCB - Central Business District as specified in Section 802.02 if the total structure or building contains principal uses and structures specified in Section 802.02 and such building or structure contains less than 7,500 square feet.
- (19) Rental and lease establishments, outside storage; provided however, no rental or lease establishments for construction equipment shall be allowed.

801.05 CONDITIONS FOR GRANTING EXCEPTIONS: The requirements of ARTICLE 14 of this Ordinance shall apply as minimum requirements for granting exceptions in the A/CH Highway Commercial District.

- (1) Where a site adjoins or is located across an alley from any R Residential District, a solid wall or fence, vine covered open fence or compact evergreen hedge six (6) feet in height shall be located on the property line common to such districts, except in a required front yard.
- (2) Open storage of materials attendant to a permitted use or conditional use shall be permitted only within an area surrounded or screened by a solid wall or fence six (6) feet in height, provided that no

materials or equipment shall be stored to a height greater than that of the wall or fence.

(3) No use shall be permitted and no process, equipment or materials shall be used which are found by the Governing Body to be objectionable to persons living or working in the vicinity by reasons of odor, fumes, dust, smoke, cinders, dirt, refuse, water-carried waste, noise, vibrations, illumination, glare or unsightliness or to involve any hazard of fire or explosion.

801.06 PROHIBITED USES AND STRUCTURES: All other uses and structures which are not specifically permitted or not permissible as exceptions shall be prohibited from the A/CH Highway Commission District.

801.07 MINIMUM LOT REQUIREMENTS:

(1) The minimum lot areas shall be eight thousand (8,000) square feet.

(2) Driveways shall have a maximum grade of ten (10) percent. Driveways and curb cuts shall be located not less than three (3) feet from the side lot line. Curb cuts for straight curbs and the flare for rolled curbs shall be three (3) feet wider than the driveway pavement on each side.

801.08 MINIMUM YARD REQUIREMENTS:

(1) Front yard: There shall be a minimum front yard of not less than a depth of one hundred (100) feet from the center line of a Federal Aid-Primary or Federal Aid-Secondary designated street or highway or thirty-five (35) feet from the property line, whichever is greater. On all other streets or highways there shall be a minimum front yard of not less than a depth of twenty (20) feet from the property line. These yard requirements shall apply to any yard abutting a Federal Aid-Primary or Federal Aid-Secondary designated street or highway regardless of the lot being an interior or corner lot.

(2) Rear yard: The minimum rear yard five (5) feet except when abutting a R Residential District(s) set back shall be ten (10) feet.

(3) Side yard: The minimum side yard five (5) feet except when abutting a R Residential District(s) set back shall be ten (10) feet.

(4) Distance between structures: The minimum distances between a residential or other principal structure and another structure shall be ten (10) feet.

(5) Additional set back requirements for multi-family dwellings: In addition to all other minimum rear, side, and front yard requirements herein, there shall be a minimum set back requirement of one hundred twenty (120) feet from the property line bordering on any street or highway for any multi-family dwelling unit which has been allowed pursuant to Section 801.04 herein.

(6) An additional set back requirement to all other minimum rear, side, and front yard requirements for antennas and transmitting structures shall be a minimum set back requirement equal to the height of said antenna or transmitting structure. Additionally no antenna or transmitting structure shall be located within a distance equal to the height of the tower of any utility transmission lines serving the

premises other than lines exclusively serving the premises upon which the tower is located.

(7) YARD REQUIREMENTS FOR ACCESSORY BUILDINGS:

- (A) Side yard - Same as district in which accessory use is located except an accessory building may be located in the side yard as close as five (5) feet to the property line and/or ten (10) feet from any other building, whichever is greater, providing it is located between the rear building line of the principle building and the rear property line and no building shall be located within any easement or right-of-way. If the accessory building abuts any "R" Residential District(s), the side yard requirement increases to ten (10) feet.
- (B) Front Yard - No accessory building shall be located between the front building line of the principle building and the front property line.
- (C) Rear Yard - Unless specifically permitted, no accessory building shall be located closer than five (5) feet from the rear property line and/or within ten (10) feet of any other building, whichever is greater, and no accessory building shall be located within any easement or right-of-way along the rear property line. If the accessory building abuts any "R" Residential District(s), the rear yard requirement increases to ten (10) feet.

801.085 ADDITIONAL SETBACK REQUIREMENTS – CREEKS/WATER COURSES: In addition to any other minimum yard requirements, no structure shall be installed or constructed in violation of Section 1110.5 of this Zoning Ordinance.

801.09 MAXIMUM LOT COVERAGE: No limitations.

801.10 MAXIMUM HEIGHT: No structure shall exceed forty-five (45) feet except an antenna or transmitting structure or by approval of a conditional use permit..

801.11 SIGN REGULATIONS: All signs shall be in conformance with the regulations provided herein and with the provisions of SECTION 1114 of this Ordinance.

801.12 REPAIR GARAGE REQUIREMENT. In addition to all other restrictions and requirements as provided herein, in the circumstance of a repair garage, all vehicles or motorized equipment awaiting repair, under repair, and all parts and materials shall be screened on all sides by a solid fence or a masonry wall or compact growth or natural plant materials not less than eight feet in height. Such screened area shall be limited to an area behind the rear line of any building or structure used as a repair garage on the premises.

801.13 CAR AND TRUCK SALES REQUIREMENTS: In addition to all other restrictions and requirements as provided herein, all areas which are used for the sale or storage of vehicles and are located within five hundred feet (500') of a Federal Aid-Primary or Federal Aid-Secondary designated street or highway shall be hard surfaced with concrete or asphalt. All lots shall provide and maintain a minimum of ten percent (10%) of the front yard as a permeable, uncovered and unused surface that contains grass, flowers, shrubs, trees or other living material.

801.14 SCREENING REQUIREMENTS. Screening pursuant to this section shall be required between the A/CH - Highway Commercial District and any residential district except when there is a distance of not less than two hundred feet (200') from any residential structure in the residential district and any building, parking area, or any other construction or improvement except landscaping in the A/CH - Highway Commercial District. Screening pursuant to this section shall be required only at such time a building permit is obtained for improvements in the A/CH - Highway Commercial District, and the value of the improvements listed on said building permit is equal to or greater than 20% of the assessed valuation of the A/CH - Highway Commercial property being so improved.

- (1) The screening shall consist of a solid or semi solid fence or wall at least six (6) feet in height or hedges, shrubs, trees, or other living landscape which effectively provides a solid, dense, and opaque mass, and shall be not less than six (6) feet in height or by planting vegetation which shall reach a height of not less than six (6) feet within three (3) years.
- (2) Landscaping – Required front and rear yards shall be landscaped. A landscaping plan shall be submitted contemporaneously with the building permit application. The landscaping shall be approved by the City Administrator.
- (3) Said screening shall not be required where the A/CH - Highway Commercial District and residential district are divided by a street or alley with a right of way not less than fifty (50) feet in width.
- (4) Said screening requirement shall not be required where the wall of any building is greater than five (5) feet from the set back requirement within the A/CH - Highway Commercial District, and there are no windows or other openings except for doors for emergency purposes only.
- (5) In the event hedges, shrubs, trees or other living landscape is used for the screening one (1) break or opening in the screen not more than twenty (20) feet in width shall be permitted per business or use within the A/CH - Highway Commercial District unless the business or use has direct alley access from the business property without such break.

801.15 OFF-STREET PARKING: Off-street parking shall be hard surfaced in conformance with the provisions of Section 204 of this Ordinance.

801.155 DRIVEWAYS: Driveways shall be paved as per section 303.01(51.5).

(END OF SECTION)

FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

Ryan Schroeter

Lat/Lon: 41.5434/-96.1272

RF1

BLAIR CORNER LOT ON HIGHWAY 30

Listing: #1437816

		1 mi radius	3 mi radius	5 mi radius
POPULATION	2020 Estimated Population	4,958	8,792	9,956
	2025 Projected Population	5,360	9,465	10,712
	2010 Census Population	4,790	8,858	9,922
	2000 Census Population	4,510	8,253	9,174
	Projected Annual Growth 2020 to 2025	1.6%	1.5%	1.5%
	Historical Annual Growth 2000 to 2020	0.5%	0.3%	0.4%
HOUSEHOLDS	2020 Estimated Households	2,176	3,721	4,169
	2025 Projected Households	2,243	3,822	4,278
	2010 Census Households	1,996	3,446	3,834
	2000 Census Households	1,878	3,162	3,481
	Projected Annual Growth 2020 to 2025	0.6%	0.5%	0.5%
	Historical Annual Growth 2000 to 2020	0.8%	0.9%	1.0%
AGE	2020 Est. Population Under 10 Years	14.1%	13.5%	13.3%
	2020 Est. Population 10 to 19 Years	12.3%	13.1%	13.3%
	2020 Est. Population 20 to 29 Years	14.1%	12.9%	12.5%
	2020 Est. Population 30 to 44 Years	18.8%	18.2%	18.0%
	2020 Est. Population 45 to 59 Years	16.3%	17.2%	17.9%
	2020 Est. Population 60 to 74 Years	15.9%	16.4%	16.7%
	2020 Est. Population 75 Years or Over	8.6%	8.7%	8.4%
	2020 Est. Median Age	36.2	37.4	38.1
MARITAL STATUS & GENDER	2020 Est. Male Population	49.1%	48.9%	49.1%
	2020 Est. Female Population	50.9%	51.1%	50.9%
	2020 Est. Never Married	25.6%	24.0%	23.3%
	2020 Est. Now Married	48.5%	52.4%	54.4%
	2020 Est. Separated or Divorced	19.3%	16.6%	15.4%
	2020 Est. Widowed	6.6%	7.0%	6.8%
INCOME	2020 Est. HH Income \$200,000 or More	1.6%	2.7%	3.1%
	2020 Est. HH Income \$150,000 to \$199,999	3.4%	4.7%	5.5%
	2020 Est. HH Income \$100,000 to \$149,999	15.2%	17.7%	18.8%
	2020 Est. HH Income \$75,000 to \$99,999	9.6%	10.2%	10.8%
	2020 Est. HH Income \$50,000 to \$74,999	16.9%	16.6%	16.5%
	2020 Est. HH Income \$35,000 to \$49,999	20.2%	18.0%	17.0%
	2020 Est. HH Income \$25,000 to \$34,999	10.3%	9.2%	8.8%
	2020 Est. HH Income \$15,000 to \$24,999	11.2%	11.0%	10.3%
	2020 Est. HH Income Under \$15,000	11.6%	9.8%	9.2%
	2020 Est. Average Household Income	\$67,253	\$76,340	\$79,534
	2020 Est. Median Household Income	\$48,912	\$56,705	\$60,799
	2020 Est. Per Capita Income	\$29,561	\$32,411	\$33,401
	2020 Est. Total Businesses	314	564	588
	2020 Est. Total Employees	3,521	7,340	7,459

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

Ryan Schroeter

Lat/Lon: 41.5434/-96.1272

RF1

BLAIR CORNER LOT ON HIGHWAY 30

Listing: #1437816

		1 mi radius	3 mi radius	5 mi radius
RACE	2020 Est. White	93.9%	94.4%	94.7%
	2020 Est. Black	1.3%	1.2%	1.2%
	2020 Est. Asian or Pacific Islander	0.8%	0.8%	0.8%
	2020 Est. American Indian or Alaska Native	0.3%	0.3%	0.3%
	2020 Est. Other Races	3.7%	3.2%	3.1%
HISPANIC	2020 Est. Hispanic Population	262	421	446
	2020 Est. Hispanic Population	5.3%	4.8%	4.5%
	2025 Proj. Hispanic Population	5.4%	5.0%	4.7%
	2010 Hispanic Population	3.3%	3.0%	2.8%
EDUCATION (Adults 25 or Older)	2020 Est. Adult Population (25 Years or Over)	3,275	5,823	6,626
	2020 Est. Elementary (Grade Level 0 to 8)	1.1%	1.3%	1.2%
	2020 Est. Some High School (Grade Level 9 to 11)	5.9%	4.1%	4.0%
	2020 Est. High School Graduate	33.5%	32.9%	32.4%
	2020 Est. Some College	22.7%	21.3%	21.1%
	2020 Est. Associate Degree Only	13.7%	12.9%	12.7%
	2020 Est. Bachelor Degree Only	17.0%	19.7%	20.6%
	2020 Est. Graduate Degree	6.2%	7.8%	8.0%
HOUSING	2020 Est. Total Housing Units	2,258	3,847	4,308
	2020 Est. Owner-Occupied	60.1%	66.6%	68.8%
	2020 Est. Renter-Occupied	36.2%	30.1%	28.0%
	2020 Est. Vacant Housing	3.6%	3.3%	3.2%
HOMES BUILT BY YEAR	2020 Homes Built 2010 or later	3.5%	3.5%	3.9%
	2020 Homes Built 2000 to 2009	10.9%	11.5%	12.2%
	2020 Homes Built 1990 to 1999	12.8%	12.8%	13.2%
	2020 Homes Built 1980 to 1989	12.3%	12.9%	12.4%
	2020 Homes Built 1970 to 1979	13.3%	13.5%	13.6%
	2020 Homes Built 1960 to 1969	9.7%	11.0%	10.4%
	2020 Homes Built 1950 to 1959	7.0%	6.6%	6.4%
	2020 Homes Built Before 1949	26.8%	24.9%	24.7%
HOME VALUES	2020 Home Value \$1,000,000 or More	-	-	-
	2020 Home Value \$500,000 to \$999,999	1.9%	2.7%	3.9%
	2020 Home Value \$400,000 to \$499,999	0.2%	1.1%	2.6%
	2020 Home Value \$300,000 to \$399,999	4.9%	6.8%	8.4%
	2020 Home Value \$200,000 to \$299,999	18.4%	20.9%	21.7%
	2020 Home Value \$150,000 to \$199,999	29.0%	28.0%	26.0%
	2020 Home Value \$100,000 to \$149,999	28.0%	27.3%	25.8%
	2020 Home Value \$50,000 to \$99,999	14.6%	12.3%	11.4%
	2020 Home Value \$25,000 to \$49,999	4.9%	4.4%	3.9%
	2020 Home Value Under \$25,000	5.2%	4.3%	4.3%
	2020 Median Home Value	\$151,354	\$162,429	\$175,333
	2020 Median Rent	\$605	\$626	\$625

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FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

Ryan Schroeter

Lat/Lon: 41.5434/-96.1272

RF1

BLAIR CORNER LOT ON HIGHWAY 30

Listing: #1437816

1 mi radius 3 mi radius 5 mi radius

LABOR FORCE	2020 Est. Labor Population Age 16 Years or Over	3,880	6,926	7,853
	2020 Est. Civilian Employed	58.7%	58.8%	59.8%
	2020 Est. Civilian Unemployed	1.2%	1.8%	1.8%
	2020 Est. in Armed Forces	0.1%	0.2%	0.2%
	2020 Est. not in Labor Force	40.0%	39.2%	38.1%
	2020 Labor Force Males	48.6%	48.3%	48.6%
	2020 Labor Force Females	51.4%	51.7%	51.4%
OCCUPATION	2020 Occupation: Population Age 16 Years or Over	2,277	4,070	4,699
	2020 Mgmt, Business, & Financial Operations	10.7%	14.4%	15.8%
	2020 Professional, Related	19.6%	19.6%	19.5%
	2020 Service	12.5%	12.2%	12.5%
	2020 Sales, Office	29.8%	27.9%	27.2%
	2020 Farming, Fishing, Forestry	1.0%	1.3%	1.3%
	2020 Construction, Extraction, Maintenance	8.4%	10.3%	10.1%
	2020 Production, Transport, Material Moving	18.0%	14.4%	13.5%
	2020 White Collar Workers	60.1%	61.9%	62.5%
	2020 Blue Collar Workers	39.9%	38.1%	37.5%
TRANSPORTATION TO WORK	2020 Drive to Work Alone	86.1%	87.5%	87.4%
	2020 Drive to Work in Carpool	3.5%	3.3%	3.3%
	2020 Travel to Work by Public Transportation	0.4%	0.4%	0.4%
	2020 Drive to Work on Motorcycle	-	-	-
	2020 Walk or Bicycle to Work	5.4%	4.5%	4.1%
	2020 Other Means	0.6%	0.5%	0.6%
	2020 Work at Home	4.0%	3.8%	4.2%
TRAVEL TIME	2020 Travel to Work in 14 Minutes or Less	57.1%	53.9%	51.7%
	2020 Travel to Work in 15 to 29 Minutes	5.1%	8.4%	11.2%
	2020 Travel to Work in 30 to 59 Minutes	24.3%	25.0%	25.9%
	2020 Travel to Work in 60 Minutes or More	3.4%	3.8%	3.8%
	2020 Average Travel Time to Work	11.5	12.7	13.8
CONSUMER EXPENDITURE	2020 Est. Total Household Expenditure	\$116.02 M	\$216.54 M	\$249.69 M
	2020 Est. Apparel	\$4.01 M	\$7.51 M	\$8.69 M
	2020 Est. Contributions, Gifts	\$6.31 M	\$11.95 M	\$13.86 M
	2020 Est. Education, Reading	\$3.38 M	\$6.46 M	\$7.54 M
	2020 Est. Entertainment	\$6.4 M	\$12.09 M	\$14.01 M
	2020 Est. Food, Beverages, Tobacco	\$18.07 M	\$33.54 M	\$38.58 M
	2020 Est. Furnishings, Equipment	\$4 M	\$7.54 M	\$8.73 M
	2020 Est. Health Care, Insurance	\$10.88 M	\$20.27 M	\$23.32 M
	2020 Est. Household Operations, Shelter, Utilities	\$37.99 M	\$70.49 M	\$81.08 M
	2020 Est. Miscellaneous Expenses	\$2.2 M	\$4.11 M	\$4.74 M
	2020 Est. Personal Care	\$1.56 M	\$2.91 M	\$3.36 M
	2020 Est. Transportation	\$21.21 M	\$39.67 M	\$45.78 M

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RETAIL GAP EXPANDED REPORT

2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

Ryan Schroeter



Lat/Lon: 41.5434/-96.1272

GAPE2

BLAIR CORNER LOT ON HIGHWAY 30

Listing: #1437816

	1 mi radius		3 mi radius		5 mi radius	
	Potential / Sales	Index	Potential / Sales	Index	Potential / Sales	Index
Clothing, Clothing Accessories Stores	\$2.43 M / \$339.33 K	86	\$4.57 M / \$339.33 K	93	\$5.28 M / \$409.87 K	92
Men's Clothing Stores	\$85.74 K / -	100	\$161.14 K / -	100	\$186.39 K / -	100
Women's Clothing Stores	\$373.5 K / \$265.21 K	29	\$700.95 K / \$265.21 K	62	\$810.24 K / \$265.21 K	67
Children's, Infants' Clothing Stores	\$161.9 K / -	100	\$302.36 K / -	100	\$348.97 K / -	100
Family Clothing Stores	\$997.58 K / -	100	\$1.87 M / -	100	\$2.16 M / -	100
Clothing Accessory Stores	\$78.97 K / -	100	\$148.52 K / -	100	\$172.09 K / \$70.54 K	59
Other Apparel Stores	\$121.41 K / -	100	\$227.8 K / -	100	\$263.36 K / -	100
Shoe Stores	\$412.45 K / -	100	\$771.59 K / -	100	\$891 K / -	100
Jewelry Stores	\$187.49 K / \$74.13 K	60	\$354.11 K / \$74.13 K	79	\$411.07 K / \$74.13 K	82
Luggage Stores	\$15.3 K / -	100	\$28.65 K / -	100	\$33.05 K / -	100
Furniture, Home Furnishings Stores	\$1.18 M / -	100	\$2.23 M / -	100	\$2.59 M / -	100
Furniture Stores	\$722.89 K / -	100	\$1.37 M / -	100	\$1.59 M / -	100
Floor Covering Stores	\$123.31 K / -	100	\$234.72 K / -	100	\$272.58 K / -	100
Other Home Furnishing Stores	\$334.56 K / -	100	\$628.36 K / -	100	\$726.62 K / -	100
Electronics, Appliance Stores	\$910.89 K / \$368.18 K	60	\$1.71 M / \$470.45 K	72	\$1.98 M / \$517.85 K	74
Building Material, Garden Equipment, Supplies Dealers	\$2.94 M / \$7.45 M	-61	\$5.54 M / \$9.01 M	-39	\$6.41 M / \$9.1 M	-29
Home Centers	\$1.38 M / -	100	\$2.61 M / -	100	\$3.02 M / -	100
Paint, Wallpaper Stores	\$100.99 K / -	100	\$191.43 K / -	100	\$221.81 K / -	100
Hardware Stores	\$126.64 K / \$638.81 K	-80	\$238.67 K / \$709.87 K	-66	\$276.24 K / \$728.73 K	-62
Other Building Materials Stores	\$980 K / \$5.19 M	-81	\$1.85 M / \$5.21 M	-65	\$2.14 M / \$5.22 M	-65
Outdoor Power Equipment Stores	\$45.99 K / \$29.93 K	35	\$86.83 K / \$77.14 K	11	\$100.79 K / \$79.46 K	21
Nursery, Garden Stores	\$300.43 K / \$1.59 M	-81	\$566.96 K / \$3.01 M	-81	\$656.78 K / \$3.07 M	-79
Food, Beverage Stores	\$8.18 M / \$23.33 M	-65	\$15.14 M / \$28.57 M	-47	\$17.39 M / \$29.93 M	-42
Grocery Stores	\$7.31 M / \$22.24 M	-67	\$13.53 M / \$27.26 M	-50	\$15.54 M / \$28.59 M	-46
Convenience Stores	\$285.04 K / \$476.27 K	-40	\$525.73 K / \$645.23 K	-19	\$603.09 K / \$660.63 K	-9
Meat Markets	\$83.89 K / -	100	\$154.72 K / -	100	\$177.58 K / -	100
Fish, Seafood Markets	\$30.44 K / -	100	\$56.2 K / -	100	\$64.46 K / -	100
Fruit, Vegetable Markets	\$51.36 K / -	100	\$94.48 K / -	100	\$108.38 K / -	100
Other Specialty Food Markets	\$87.93 K / \$227.66 K	-61	\$162.29 K / \$245.21 K	-34	\$186.32 K / \$249.87 K	-25
Liquor Stores	\$326.56 K / \$384.61 K	-15	\$614.11 K / \$422.58 K	31	\$710.64 K / \$433.19 K	39

RETAIL GAP EXPANDED REPORT

2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

Ryan Schroeter



Lat/Lon: 41.5434/-96.1272

GAPE2

BLAIR CORNER LOT ON HIGHWAY 30

Listing: #1437816

	1 mi radius		3 mi radius		5 mi radius	
	Potential / Sales	Index	Potential / Sales	Index	Potential / Sales	Index
Health, Personal Care Stores	\$2 M / \$2.38 M	-16	\$3.72 M / \$2.99 M	20	\$4.27 M / \$3.01 M	30
Pharmacy, Drug Stores	\$1.67 M / \$2.29 M	-27	\$3.11 M / \$2.91 M	7	\$3.58 M / \$2.93 M	18
Cosmetics, Beauty Stores	\$97.69 K / -	100	\$181.68 K / -	100	\$209.14 K / -	100
Optical Goods Stores	\$111.92 K / -	100	\$208.94 K / -	100	\$240.54 K / -	100
Other Health, Personal Care Stores	\$114.63 K / \$84.97 K	26	\$213.19 K / \$84.97 K	60	\$245.25 K / \$84.97 K	65
Sporting Goods, Hobby, Book, Music Stores	\$895.5 K / \$39.03 K	96	\$1.7 M / \$39.03 K	98	\$1.97 M / \$41.68 K	98
Sporting Goods Stores	\$483.36 K / -	100	\$925.96 K / -	100	\$1.08 M / \$2.65 K	100
Hobby, Toy, Game Stores	\$146.45 K / -	100	\$274.38 K / -	100	\$317.21 K / -	100
Sewing, Needlecraft Stores	\$44.98 K / \$39.03 K	13	\$84.77 K / \$39.03 K	54	\$98.2 K / \$39.03 K	60
Musical Instrument Stores	\$42.87 K / -	100	\$79.21 K / -	100	\$90.9 K / -	100
Book Stores	\$177.83 K / -	100	\$335.78 K / -	100	\$389.42 K / -	100
General Merchandise Stores	\$7.91 M / \$13.12 M	-40	\$14.74 M / \$19.52 M	-25	\$16.98 M / \$19.57 M	-13
Department Stores	\$2.02 M / \$12.34 M	-84	\$3.78 M / \$18.57 M	-80	\$4.36 M / \$18.57 M	-76
Warehouse Superstores	\$5.12 M / -	100	\$9.52 M / -	100	\$10.95 M / -	100
Other General Merchandise Stores	\$771.95 K / \$780.14 K	-1	\$1.44 M / \$956.17 K	34	\$1.66 M / \$1 M	34
Miscellaneous Store Retailers	\$1.07 M / \$661.82 K	38	\$2 M / \$692.14 K	65	\$2.31 M / \$712.87 K	69
Florists	\$37.12 K / \$209.43 K	-82	\$70.03 K / \$209.43 K	-67	\$81.24 K / \$209.43 K	-61
Office, Stationary Stores	\$104.63 K / -	100	\$196.85 K / -	100	\$227.67 K / -	100
Gift, Souvenir Stores	\$127.13 K / -	100	\$238.18 K / -	100	\$275.15 K / -	100
Used Merchandise Stores	\$73.31 K / \$288.63 K	-75	\$137.63 K / \$304.92 K	-55	\$159.03 K / \$311.59 K	-49
Pet, Pet Supply Stores	\$430.94 K / -	100	\$810.27 K / -	100	\$937.15 K / -	100
Art Dealers	\$34.73 K / -	100	\$65.11 K / -	100	\$75.18 K / -	100
Mobile Home Dealers	\$63.85 K / -	100	\$120.18 K / -	100	\$138.92 K / -	100
Other Miscellaneous Retail Stores	\$197.07 K / \$163.75 K	17	\$362.71 K / \$177.79 K	51	\$415.45 K / \$191.85 K	54
Non-Store Retailers	\$3.6 M / \$745.87 K	79	\$6.74 M / \$961.17 K	86	\$7.78 M / \$961.17 K	88
Mail Order, Catalog Stores	\$2.98 M / -	100	\$5.59 M / -	100	\$6.46 M / -	100
Vending Machines	\$84.34 K / -	100	\$155.92 K / -	100	\$179.08 K / -	100
Fuel Dealers	\$301.43 K / \$745.87 K	-60	\$562.51 K / \$961.17 K	-41	\$647.73 K / \$961.17 K	-33
Other Direct Selling Establishments	\$230.84 K / -	100	\$431.16 K / -	100	\$496.98 K / -	100

RETAIL GAP EXPANDED REPORT

2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

Ryan Schroeter



Lat/Lon: 41.5434/-96.1272

GAPE2

BLAIR CORNER LOT ON HIGHWAY 30

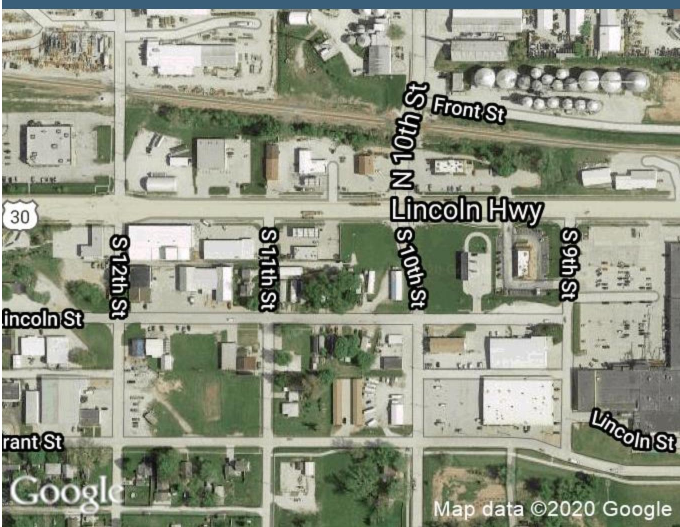
Listing: #1437816

	1 mi radius		3 mi radius		5 mi radius	
	Potential / Sales	Index	Potential / Sales	Index	Potential / Sales	Index
Accommodation, Food Services	\$6.88 M / \$8.74 M	-21	\$12.91 M / \$12.68 M	2	\$14.92 M / \$13.3 M	11
Hotels, Other Travel Accommodations	\$378.84 K / \$80.61 K	79	\$710.24 K / \$116.33 K	84	\$821.14 K / \$123.18 K	85
RV Parks	\$3.93 K / -	100	\$6.89 K / -	100	\$8.02 K / -	100
Rooming, Boarding Houses	\$2.4 K / -	100	\$4.79 K / -	100	\$5.55 K / -	100
Full Service Restaurants	\$3.54 M / \$3.28 M	7	\$6.65 M / \$4.6 M	31	\$7.68 M / \$4.88 M	36
Limited Service Restaurants	\$2.36 M / \$4.91 M	-52	\$4.42 M / \$6.68 M	-34	\$5.11 M / \$6.9 M	-26
Special Food Services, Catering	\$597.88 K / -	100	\$1.12 M / \$765.09 K	32	\$1.3 M / \$838.86 K	35
Drinking Places	\$170.39 K / \$634.52 K	-73	\$320.7 K / \$842.27 K	-62	\$371.4 K / \$921.16 K	-60
Gasoline Stations	\$6.02 M / \$26.7 M	-77	\$11.12 M / \$32.44 M	-66	\$12.77 M / \$33.14 M	-61
Motor Vehicle, Parts Dealers	\$10.72 M / \$208.43 M	-95	\$20.14 M / \$336.42 M	-94	\$23.28 M / \$338.55 M	-93
New Car Dealers	\$8.23 M / \$204.57 M	-96	\$15.45 M / \$331.25 M	-95	\$17.86 M / \$333.15 M	-95
Used Car Dealers	\$849.28 K / \$431.13 K	49	\$1.59 M / \$912.68 K	43	\$1.84 M / \$974.56 K	47
Recreational Vehicle Dealers	\$162.47 K / \$227.64 K	-29	\$314.33 K / \$279.01 K	11	\$367.73 K / \$292.64 K	20
Motorcycle, Boat Dealers	\$361.57 K / \$144.87 K	60	\$689.46 K / \$218.17 K	68	\$801.93 K / \$218.17 K	73
Auto Parts, Accessories	\$671.69 K / \$2.8 M	-76	\$1.25 M / \$3.45 M	-64	\$1.44 M / \$3.58 M	-60
Tire Dealers	\$448.32 K / \$256.45 K	43	\$836.46 K / \$314.31 K	62	\$964.62 K / \$331.26 K	66
2020 Population	4,958		8,792		9,956	
2025 Population	5,360		9,465		10,712	
% Population Change 2020-2025	8.1%		7.7%		7.6%	
2020 Adult Population Age 18+	3,768		6,743		7,636	
2020 Population Male	2,436		4,296		4,887	
2020 Population Female	2,523		4,496		5,068	
2020 Households	2,176		3,721		4,169	
2020 Median Household Income	48,912		56,705		60,799	
2020 Average Household Income	67,253		76,340		79,534	

Blair Corner Lot on Highway 30



Aerial View



Demographics

	1 mi radius	3 mi radius	5 mi radius
Population	4,958	8,792	9,956
Households	2,176	3,721	4,169
Population Median Age	36.2	37.4	38.1
5 Yr Pop Growth (Total%)	8.1%	7.7%	7.6%

5 Mile Information



NATIONAL
LAND
REALTY™

Prepared For **Ryan Schroeter**

**EXHIBIT DRAWING ONLY
BLOCK 84
BLAIR, NEBRASKA**

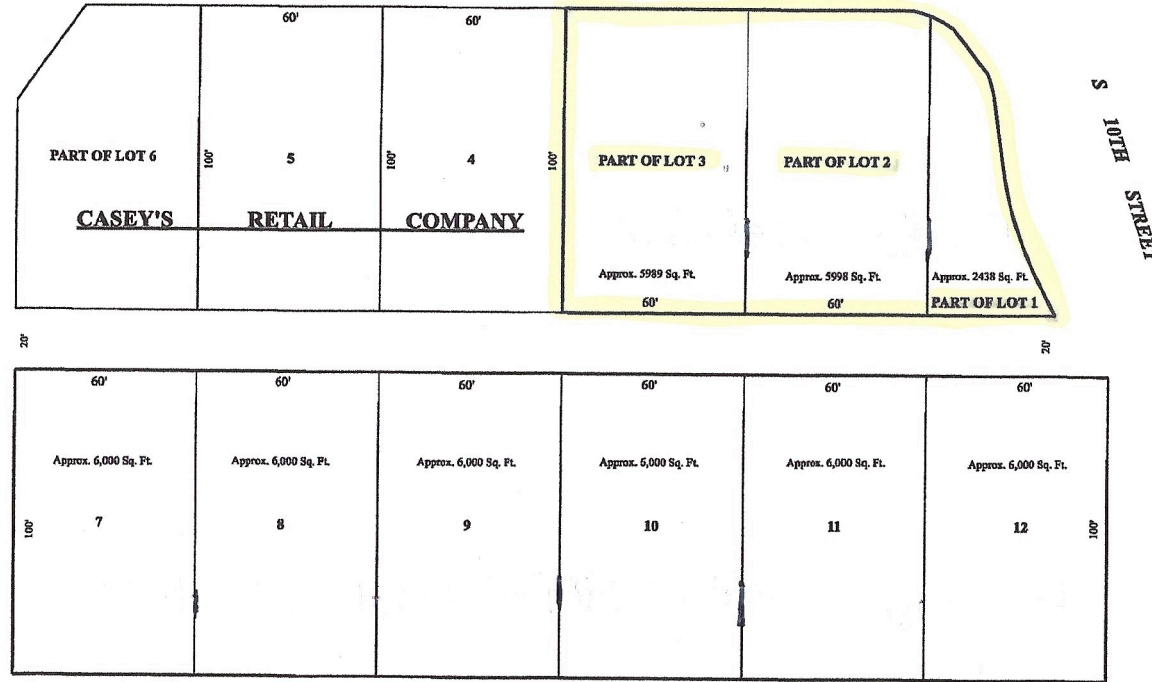
APPROXIMATE SQUARE FOOTAGE TOTALS

PART OF LOTS 1-3 (14,425 Sq. Ft. +/-)

WASHINGTON

STREET

S 11TH STREET



SCALE 1" = 40'

LINCOLN STREET

DATE: 5-21-2019.
REVISED DATE: 6-04-2019.
REVISED DATE: 1-13-2020.

NOTES

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.