

Highway 385 Commercial Acreage
US HWY 385 & Madison Rd
Alliance, NE 69301

\$175,000
15.31± Acres
Box Butte County



Highway 385 Commercial Acreage Alliance, NE / Box Butte County

SUMMARY

Address

US HWY 385 & Madison Rd

City, State Zip

Alliance, NE 69301

County

Box Butte County

Type

Commercial

Latitude / Longitude

42.13405 / -102.91565

Taxes (Annually)

\$1,369.38

Acreage

15.31

Price

\$175,000

Property Website

<https://www.ranchandrecreation.com/property/highway-385-commercial-acreage-/box-butte/nebraska/104891/>



PROPERTY DESCRIPTION

Commercial Development Opportunity North of Alliance, Nebraska

Positioned just 2.75 miles north of Alliance, this 15.31± acre commercial acreage offers an outstanding opportunity for business development in one of Western Nebraska's most strategic locations. Located directly off Highway 385 with exceptional visibility and road frontage, this property is perfectly suited for a wide variety of commercial or industrial uses.

Whether you are looking to establish a new business headquarters, trucking operation, equipment yard, service business, warehouse facility, or investment property, this location provides the accessibility and exposure needed to grow. The property's proximity to Alliance places it within easy reach of local businesses, agricultural operations, rail infrastructure, and regional transportation routes throughout Western Nebraska and Eastern Wyoming.

Alliance continues to serve as a key hub for commerce, agriculture, transportation, and industry in the Nebraska Panhandle. Home to the Burlington Northern Santa Fe rail operations, regional healthcare services, retail businesses, and a strong agricultural economy, Alliance offers the advantages of a growing rural community with excellent regional connectivity. Highway 385 is one of the area's primary north-south transportation corridors, bringing consistent traffic and strong exposure to this location.

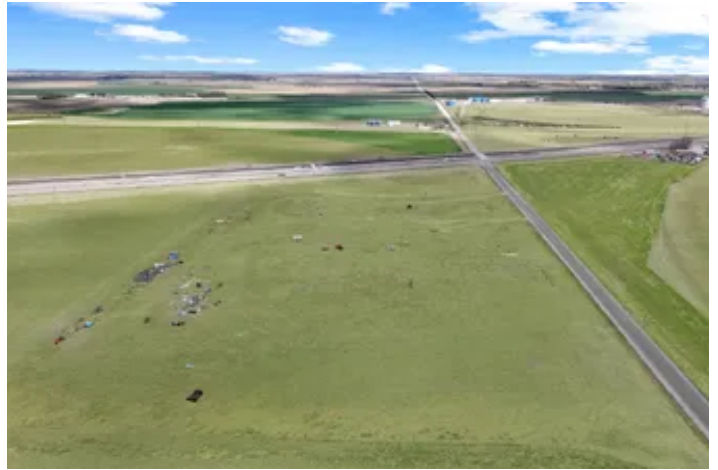
The acreage features mostly level topography with easy access, making future development straightforward and versatile. With wide open views of the surrounding countryside and strong highway presence, this property offers both practicality and long-term potential.

Property Highlights:

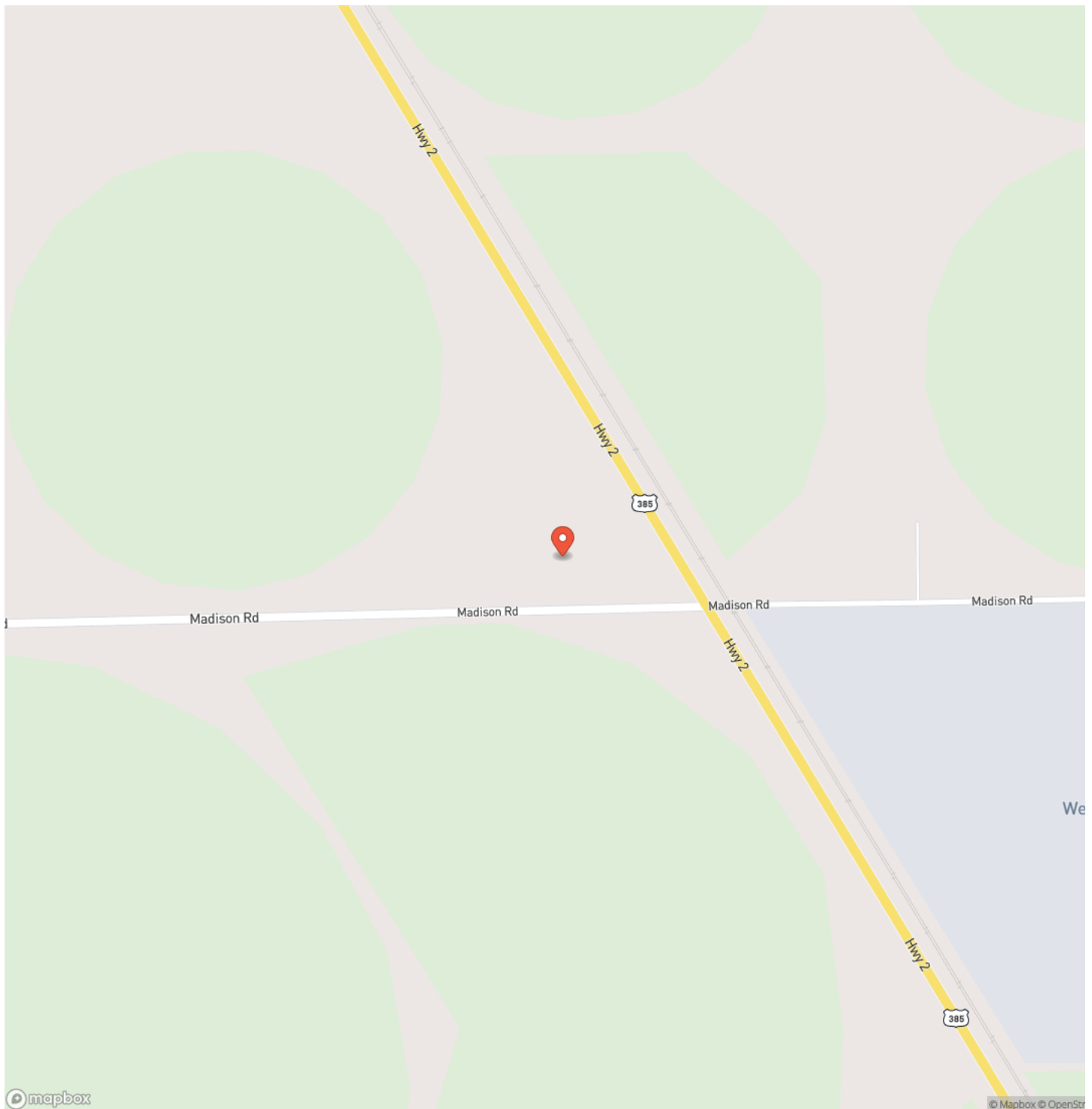
- 15.31± commercial acres
- Located 2.75 miles north of Alliance, Nebraska
- Excellent frontage and visibility along Highway 385
- Strong access for commercial traffic and equipment
- Level topography with development potential
- Ideal for commercial, industrial, service, or investment use
- Positioned in a growing regional trade area
- Convenient access to Alliance and surrounding communities

This is a rare opportunity to secure a highly visible commercial acreage along one of Western Nebraska's major highways.

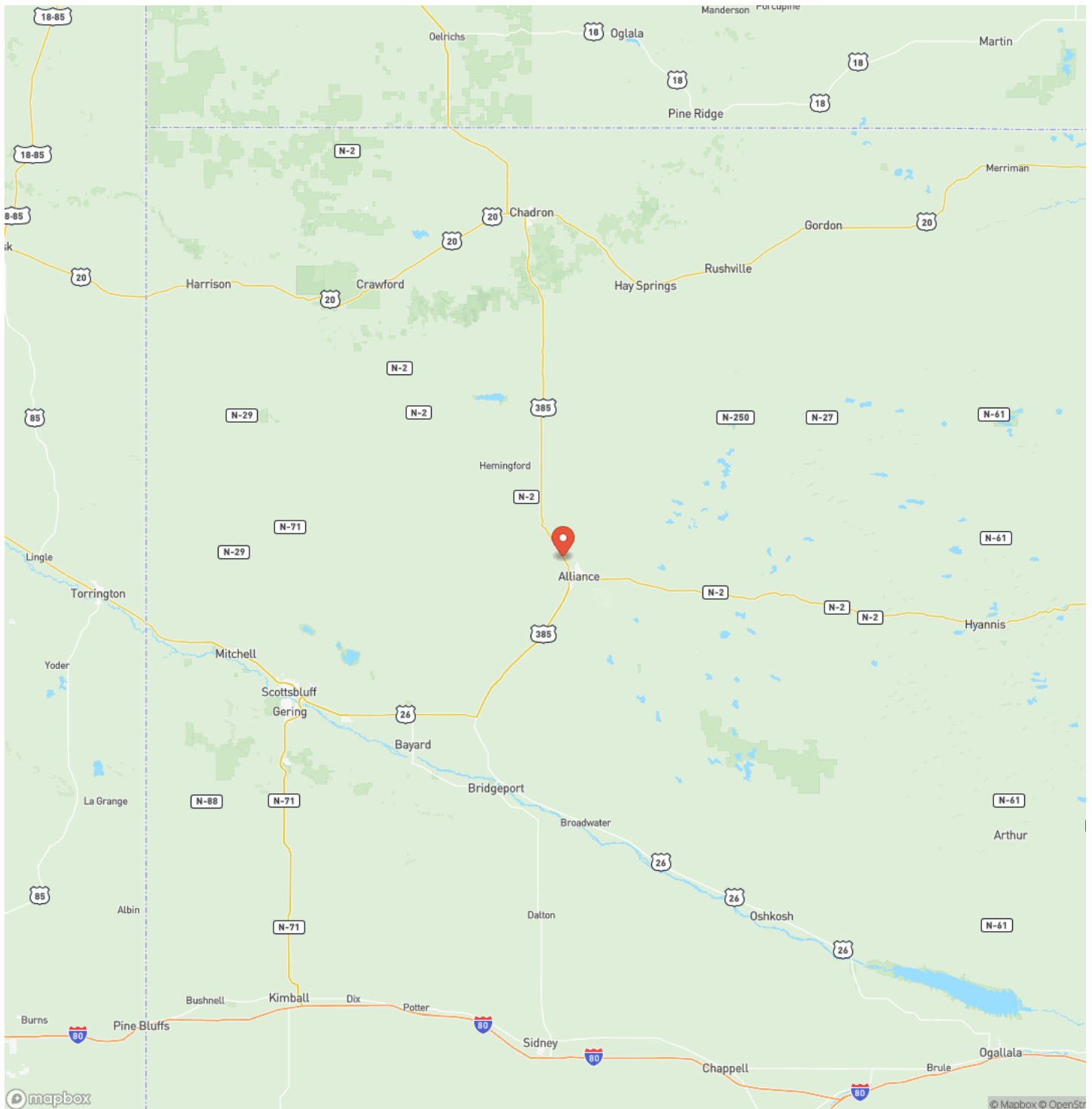
**Highway 385 Commercial Acreage
Alliance, NE / Box Butte County**



Locator Map



Locator Map



Satellite Map



Highway 385 Commercial Acreage Alliance, NE / Box Butte County

LISTING REPRESENTATIVE

For more information contact:



Representative

Tommy Wiles

Mobile

(308) 360-2030

Email

tommy@ranchandrecreation.com

Address

915 east 8th st

City / State / Zip

Chadron, NE 69337

NOTES

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DISCLAIMERS

#1 Properties Ranch & Recreation LLC uses reasonable efforts in collecting and preparing materials and information regarding properties. While the information is believed to be reliable, due to the rapidly changing nature of the real estate market and our reliance on information provided by outside resources, the information is not guaranteed. Information is also subject to change, withdrawal, or correction.

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