

WESTERN NEBRASKA

# Commercial Development Opportunity



20295 ROAD 8 | BIG SPRINGS, NEBRASKA

8.34± ACRES | OFFERED AT \$850,000

Located at the highly traveled Interstate 80 and Big Springs interchange, this 8.34± acre commercial offering presents a rare opportunity to acquire one of the area's most visible and strategically positioned development sites. Offered in two tracts, the property features interstate frontage, excellent accessibility, existing improvements, income-producing assets, and multiple avenues for future growth.

The property's location along one of America's busiest transportation corridors creates exceptional potential for a wide range of commercial uses. With strong visibility from Interstate 80 and convenient access for both eastbound and westbound travelers, the property is ideally suited for a convenience store, gas station, truck service facility, travel center, restaurant, equipment dealership, contractor headquarters, mini-storage facility, RV services business, or other commercial enterprise designed to serve interstate traffic.



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#1 PROPERTIES

RANCH & RECREATION

Please note: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice and approval of purchase by owner. All information regarding land classifications, acreages, building measurements, carrying capacities, potential profits, etc. are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their complete satisfaction.



In addition to its commercial development potential, the property is currently operating as McGreer's Campground. Buyers may choose to continue operating and improving the campground, expand RV services, modernize the facilities, or utilize the existing operation as an income-producing asset while planning future development. The combination of current business use and long-term commercial upside creates a unique investment opportunity rarely found along the Interstate 80 corridor.

The offering also includes a rented residential home, campground office facilities, and established infrastructure that may provide immediate value to future owners. Whether your vision involves developing a new interstate business, expanding campground operations, or creating a mixed-use commercial destination, this property offers the location, visibility, and flexibility to make it possible.

#### **TRACT 1 - \$400,000**

**3.85± Acres | Prime Interstate Commercial Development Site**

Tract 1 consists of approximately 3.85± acres positioned at one of the most visible commercial locations in the Big Springs area. The parcel offers outstanding interstate exposure and is ideally suited for future commercial development.

Currently utilized as part of McGreer's Campground, the tract provides flexibility for continued campground use, RV expansion, or redevelopment into a convenience store, fuel station, restaurant, service business, truck facility, storage operation, or other commercial venture.

The property's location and visibility make it one of the most attractive commercial development opportunities available along this stretch of Interstate 80.

#### **TRACT 2 - \$450,000**

**4.49± Acres | Rental Home, Campground Office & Commercial Support Facilities**

Tract 2 includes the campground office, support facilities, and a rented three-bedroom, two-bath residence providing immediate rental income. The office building currently serves the campground operation but could easily support a variety of future commercial uses.

The residence offers additional flexibility as employee housing, manager housing, or an investment rental property. Combined with the commercial acreage and proximity to Interstate 80, this tract complements Tract 1 and enhances the overall development potential of the offering.

**Please Note:** The cabin located adjacent to the campground office is not included in the sale and will be retained by the seller.

