

FOR SALE

Land

1.6 Acres | 258 x 270 ft

\$410,000

\$5.89 PSF

1st Ave & HWY 75
Plattsmouth, NE 68048

PROPERTY HIGHLIGHTS

- HWY 75 frontage — 15,840 VPD traffic count
- 258 LF frontage at 1st Ave
- General Commercial zoning
- No easements or covenants
- Two parcels — recently cleared & ready to build



SAGE CAPITAL
REAL ESTATE

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Aerial View — Plattsmouth, NE

SAGE CAPITAL
REAL ESTATE

1 | PROPERTY DETAILS

LISTING TYPE

New Listing — Land

ADDRESS

1st Ave & HWY 75
Plattsmouth, NE 68048

COUNTY

Cass County, Nebraska

PARCEL IDs

130321990 & 130301868

SALE PRICE

\$410,000

PRICE PER SF

\$5.89 PSF

TAXES (2026)

\$6,157 annually

LOT SIZE

258 x 270 ft (1.6 Acres)

FRONTAGE

258 LF on 1st Ave

TRAFFIC COUNT

15,840 VPD (HWY 75)

INTERSECTION

1st Ave & HWY 75

ZONING

General Commercial

EASEMENTS

None

COVENANTS

None

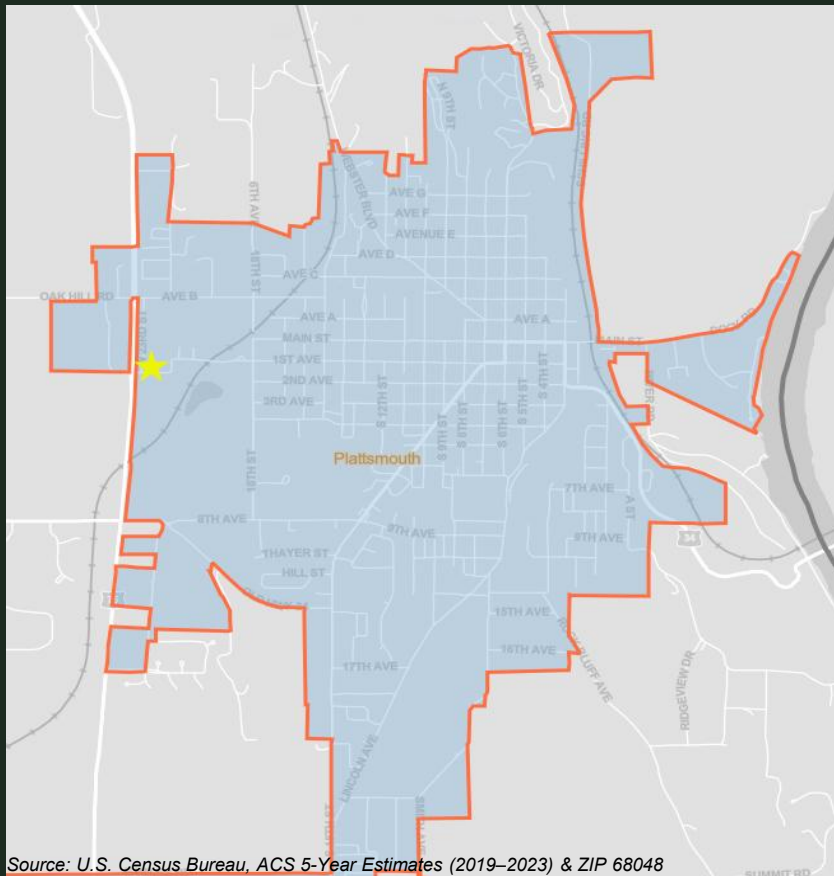
RAIL ACCESS

No

STATUS

Ready to build

2 | AERIAL & DEMOGRAPHICS



Source: U.S. Census Bureau, ACS 5-Year Estimates (2019–2023) & ZIP 68048

DEMOGRAPHICS

	City	County	ZIP 68048
Population	6,887	27,657	~8,300
Median Age	37.5	40.2	38.1
Med. HH Income	\$64,296	\$71,408	\$85,083
Avg. HH Income	\$78,942	\$88,200	\$85,083
Poverty Rate	5.9%	5.2%	—

37.5

MEDIAN AGE

15,840

VEHICLES / DAY

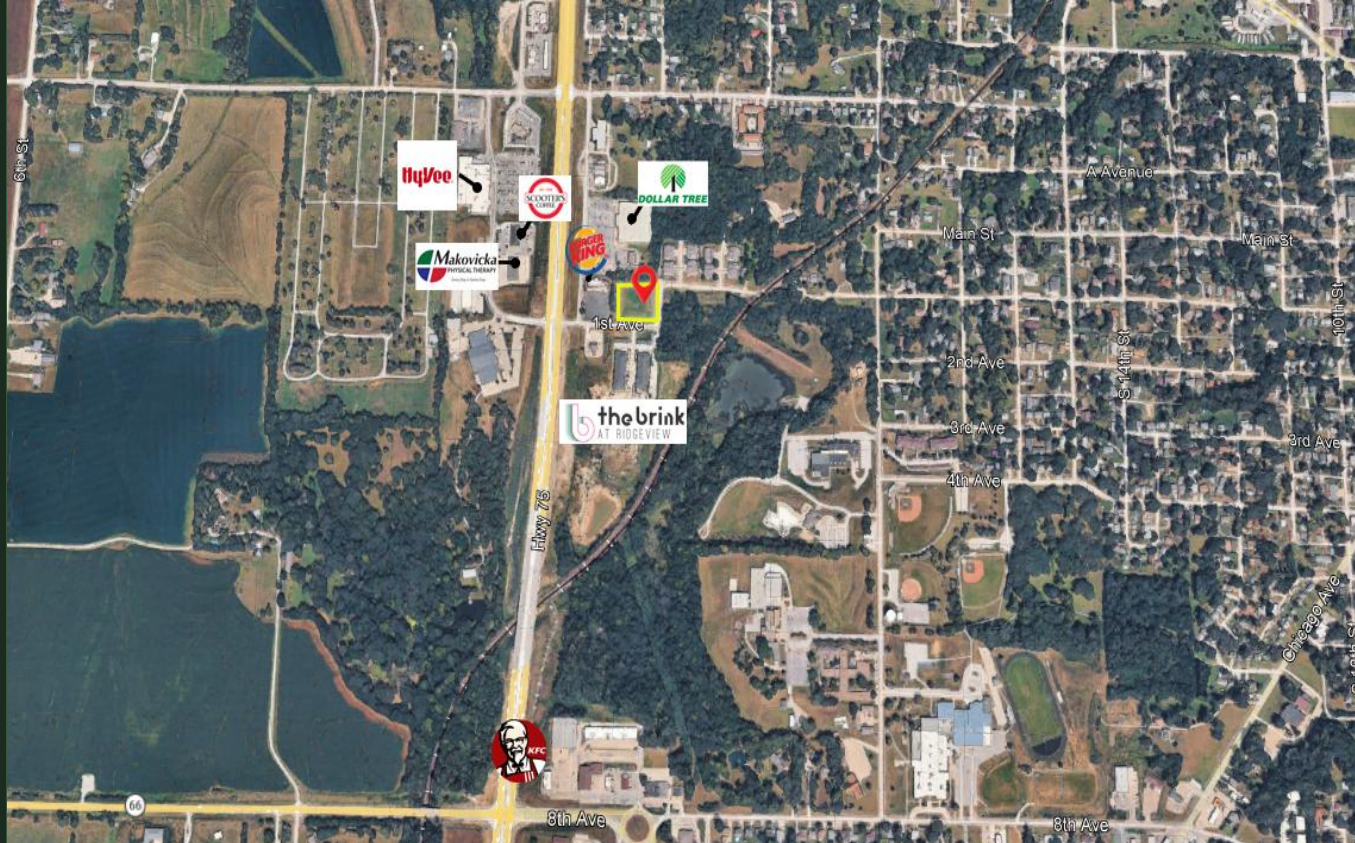
\$64,296

MED. HH INCOME

5.9%

POVERTY RATE

3 | LOCAL TENANT MAP



NEARBY TENANTS

- › HyVee
- › Verizon
- › Starbucks
- › Dollar Tree
- › Burger King
- › Makovicka Physical Therapy
- › Cobalt Credit Union
- › First State Bank
- › Scooter's Coffee
- › H&R Block
- › Little Caesars
- › Runza
- › Taco Bell
- › Dairy Queen
- › Subway
- › Casey's

4 | PLAT — SUBLOT 3 OF LOT 2



PARCEL INFORMATION

PARCEL ID #1

130321990

PARCEL ID #2

130301868

LEGAL DESCRIPTION

Lots A & B, Sublot 2 of Lot 2
Winterset Addition Replat

COUNTY

Cass County, Nebraska

LOT DIMENSIONS

258 ft × 270 ft

TOTAL AREA

1.6 Acres (69,660 sq ft)

FRONTAGE

258 LF on 1st Ave

EASEMENTS

None

COVENANTS

None

RAIL ACCESS

No

GREAT DEVELOPMENT OPPORTUNITY

1.6 Acres | \$410,000 | \$5.89 PSF

1st Ave & HWY 75, Plattsmouth, NE 68048

General Commercial | Taxes: \$6,157 (2026)

LISTING AGENT

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WHY THIS SITE

- 15,840 VPD on HWY 75 — exceptional visibility
- 258 LF frontage at 1st Ave
- No easements or covenants — clean title
- Surrounded by national & regional tenants
- Adjacent to apartment complex — built-in demand
- Annual taxes only \$6,157 — low carry cost