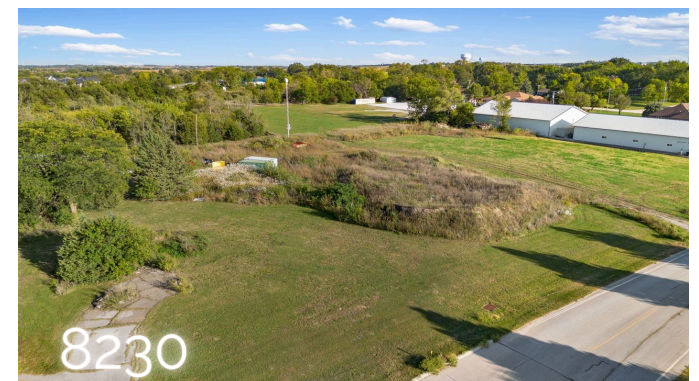
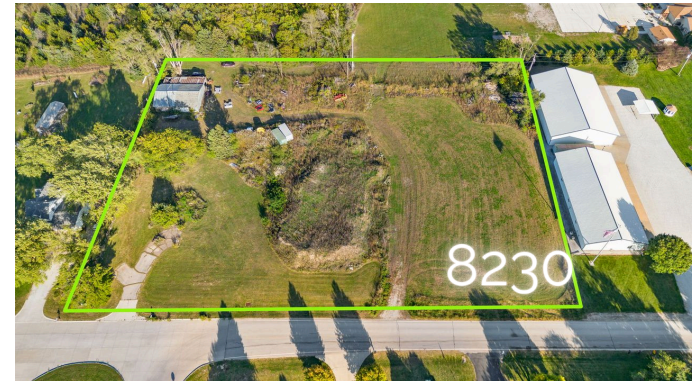


Prime Commercial Opportunity in Cheney

8200 S 91st St. - & - 8230 S 91st St.



Prime Commercial Opportunity in Lincoln

This 2.54-acre property offers incredible potential at a highly visible corner location now zoned H3. Located within the Cheney area, water and sewer are already available, making this a great opportunity for your next project.

8200 S 91st St.

Lincoln, NE 68526

The existing house will need to be removed, but the possibilities are endless—whether you're envisioning a small business site, multi-use development, or a custom commercial build. With strong traffic counts and a growing area, this site is ready for your vision to become reality.

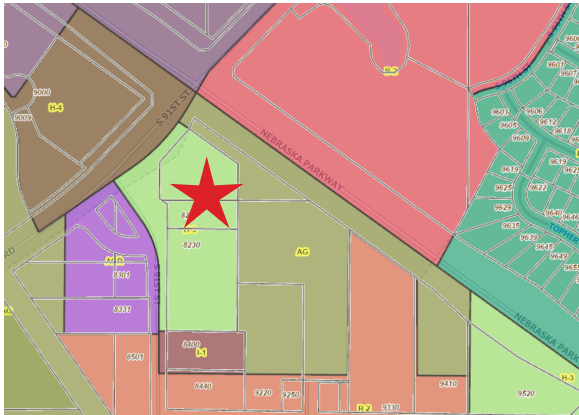
\$1,750,000

2.54 Acres
Zone: H3

Utilities on Site:

- Black Hills Energy
- LES
- Allo
- SID Sewer*
- Rural Water*

*Recently removed from the SID, and annexed into the City of Lincoln. This property now has access to city water and city sewer.



- **Versatile H-3 Zoning:** This 2.54-acre parcel is zoned H-3 (Heavy Commercial), allowing for a broad range of commercial
- **Strategic Location:** Located in the Cheney area, the property provides easy access to Nebraska Parkway and Hwy 2 facilitating convenient transportation and logistics.
- **Development Potential:** The expansive lot size offers ample space for various development projects, whether you're considering retail, office space, or light industrial facilities.
- **Utilities and Expansion:** For information on existing utilities and potential additional property availability next door, please contact the listing agent.
- ****ANNEXATION**:** Annexed into the City of Lincoln 3/2026. Buyer would be responsible for bringing the sewer across the street. City water hookup already on NW corner of property.



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COLLECTIVE

Prime opportunity just outside Lincoln! This 2.93-acre property is zoned H3 with no restrictions, giving you endless possibilities for development. Located just outside city limits, you won't have to pay impact fees when you build.

Prime Commercial Opportunity in Cheney

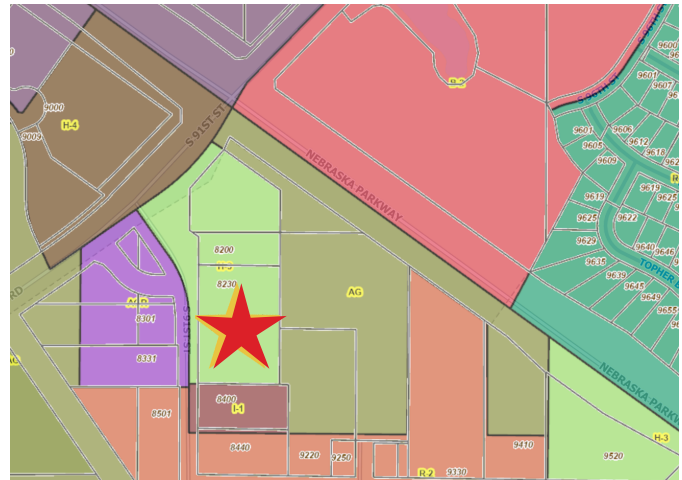
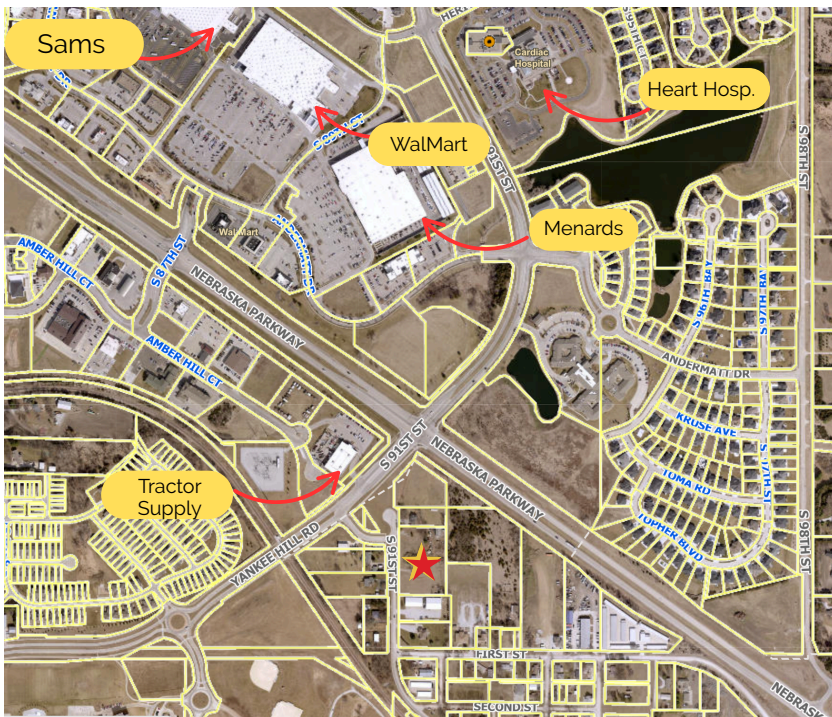
Contact the listing agent for details on utilities already on site and to discuss additional property that may be available next door. Don't miss out on this incredible chance to bring your vision to life!

8230 S 91st St.

Lincoln, NE 68526

\$1,350,000

2.93 Acres
Zone: H3



- **Versatile H-3 Zoning:** This 2.93-acre parcel is zoned H-3 (Heavy Commercial), allowing for a broad range of commercial
- **No Impact Fees:** Situated just outside Lincoln city limits, this property is exempt from city impact fees, offering significant savings on development costs.
- **Strategic Location:** Located in the Cheney area, the property provides easy access to Nebraska Parkway and Hwy 2 facilitating convenient transportation and logistics.
- **Development Potential:** The expansive lot size offers ample space for various development projects, whether you're considering retail, office space, or light industrial facilities.
- **Utilities and Expansion:** For information on existing utilities and potential additional property availability next door, please contact the listing agent.



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