

# LAND FOR SALE, SPORTS COMPLEX RETAIL SUBLOT 3

Grand Island Travel Center | Interstate 80 and US Highway 281 Interchange | Grand Island, NE 68803

# BOSSELMAN PROPERTIES

**Listing Price:** Call for Pricing  
**Premises:** 5.52 acres, 240,451 SF  
 Site is divisible  
**Market:** Grand Island  
**Zoning:** Commercial  
**Daily Traffic Flow:** 17,385 AADT  
**County:** Hall  
**Submarket:** Grand Island  
**Build to Suit:** Yes  
**Utilities:** To site  
**Curb Cuts:** On Bosselman Avenue

### Future Home of Tri-City Sports Complex

The Sports Complex will hold local and regional tournaments for youth Volleyball, Basketball, Wrestling & Swimming. The complex will also provide indoor training for Baseball, Softball, Soccer, Football, Volleyball, Basketball, Wrestling & Swimming.

Truck Wash

W WOOD RIVER RD.

Bosselman Travel Center



Boss Truck Shop

W WOOD RIVER RD.

N US HWY 281

### Legend

■ Lots 1-10  
 ■ Retail & industrial lots

### Retail Lots

This retail lot sits adjacent to the future site of Tri-City Sports Complex.

Subdivision\* is as follows:  
 Lot 1: 0.984 acres  
 Lot 2: 0.989 acres  
 Lot 3: 0.990 acres  
 Lot 4: 1.747 acres

\*Plat map available on 3rd page

### Contact



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 bosselman.com | 308-382-5501



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Grand Island Travel Center | Interstate 80 and US Highway 281 Interchange | Grand Island, NE 68803

# BOSSelman PROPERTIES

<b>Listing Price:</b>	Call for Pricing
<b>Premises:</b>	.92-2.48 acres
<b>Market:</b>	Grand Island
<b>Zoning:</b>	Commercial
<b>Daily Traffic Flow:</b>	17,385 AADT
<b>County:</b>	Hall
<b>Submarket:</b>	Grand Island
<b>Build to Suit:</b>	Yes
<b>Utilities:</b>	To site

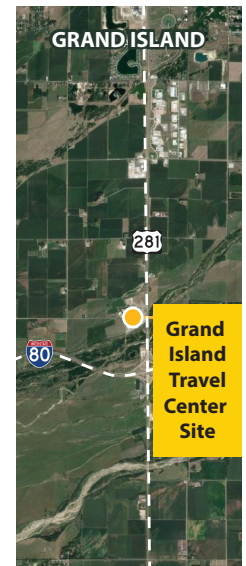
- Four out lot parcels conveniently located off of I-80
- Anchored by the largest truck stop in the state that averages 50,000 customers a month
- Approximately 375 truck stalls for overnight parking

## Contact



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### Retail Lots

Lot 10: 45,120 SF  
Lot 9: 40,780 SF  
Lot 7: 63,870 SF  
Lot 6: 44,187 SF

\*Plat map available  
on 3rd page

### Legend

Lots 1-5  
 Industrial lots

