

OFFERING MEMORANDUM

FLEX BUILDING - FOR SALE

138 N. 16th Street, Blair, NE 68008

FOR SALE: \$1,200,000



27,068 SF | 0.55 ACRES | BUILT IN 1920 | RENOVATED IN 2025

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OFFERING MEMORANDUM

138 N. 16TH STREET

Blair, NE 68008

DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective buyers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sale price and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential. Prospect agrees that it shall, and that it shall cause Prospect's representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.





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EXECUTIVE SUMMARY

138 N. 16TH STREET

Blair, NE 68008

138 N. 16th Street in Blair, NE, presents a unique flex property opportunity for both owners and investors. Situated on 0.55 acres, the property offers a total of 27,068 square feet of office and warehouse space. It is currently occupied by three tenants—one on a month-to-month lease and the other with a lease expiring in August 2025 for a small amount of space. Additionally, there is potential to lease a small portion of office space to the current newspaper tenant. Significant property upgrades enhance its appeal, including a new 5.5-inch-thick roof to be installed this year, which comes with a 20-year warranty, new rain gutters, siding upgrades, and a fresh coat of paint on the east side of the building. A new AC/furnace system was installed in 2022. With its versatile layout, recent improvements, and flexible tenancy, this property is well-suited for a variety of uses.



MARKET OVERVIEW



Blair, Nebraska

Blair, Nebraska, is a small city located in Washington County, about 25 miles north of Omaha, making it part of the Omaha-Council Bluffs metropolitan area. Its proximity to major highways like U.S. Route 75 and Nebraska Highway 133 ensures easy access to Omaha's amenities while maintaining a quieter, rural character. Blair's location on the Missouri River also provides it with rich agricultural land and scenic views, contributing to its community-centered atmosphere. Industry in Blair is heavily influenced by agriculture and manufacturing. Blair also benefits from the nearby Omaha economy, allowing residents to engage in a variety of professional and industrial roles, including logistics, construction, and energy. In addition, Blair has become a hub for renewable energy research and innovation, further diversifying its economic profile. Culturally, Blair embraces small-town traditions with a focus on community and outdoor activities. The city hosts local events like the Washington County Fair and has a rich heritage tied to its Norwegian and Danish settlers, which is reflected in its architecture and local history. Blair also features parks and outdoor recreational areas, such as Black Elk-Neihardt Park, offering hiking, picnicking, and views of the river. This connection to nature, coupled with a strong sense of local identity, makes Blair a charming place to live or visit.



POPULATION

Blair
8,017

State: Nebraska 1,978,379

MEDIAN AGE

Blair
39.4 Years

State: Nebraska 36.9 Years

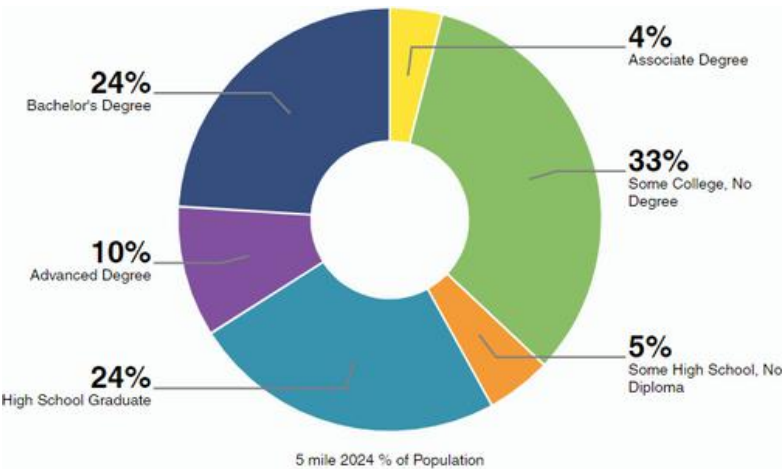
MEDIAN HOUSEHOLD INCOME

Blair
\$74,058

State: Nebraska 89,190

EDUCATIONAL ATTAINMENT

Highest level of education among people aged 25 years and older as 80% more or less than Nebraska at large.



2024 STATISTICS

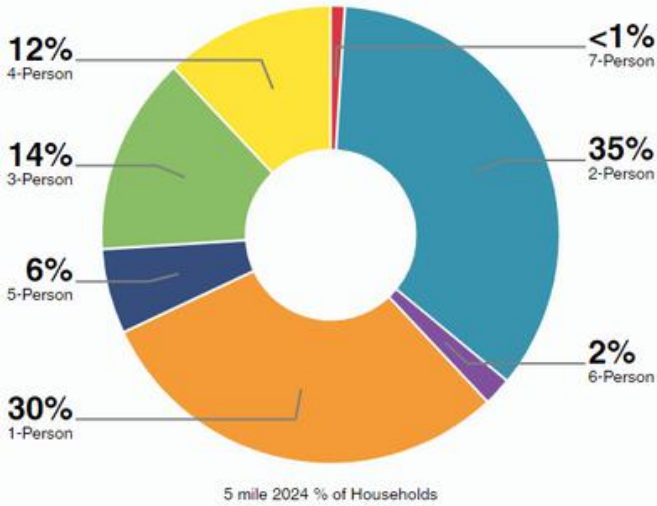
	2 Mile	5 Mile	10 Mile
Population 2024	9,678	11,106	18,166
Total Households	3,941	4,489	7,091
Avg Household Size	2.4	2.4	2.5
Avg Household Income	\$92,556	\$94,410	\$106,060

ECONOMIC INDICATORS

2.7% McLean
Unemployment Rate

4.1% U.S.
Unemployment Rate

HOUSEHOLDS



Blair
3,084

State: Nebraska 776,379



Average
Household Size



LOCATION OVERVIEW



HIGHWAY ACCESS

- **U.S. Highway 30 (US-30):** US-30 is one of the major highways passing through Blair, connecting it to Omaha to the south and Fremont to the west. It runs parallel to the Union Pacific Railroad and provides an east-west route through the city. This highway is also part of the historic Lincoln Highway, which was one of the first transcontinental highways in the U.S.
- **Nebraska Highway 133 (NE-133):** NE-133 is a north-south route that connects Blair to the city of Omaha. The highway is a vital link for commuters traveling between the two cities and helps facilitate access to I-680, which connects to the larger interstate system.
- **Nebraska Highway 91 (NE-91):** NE-91 intersects with US-30 near Blair and provides an additional east-west connection. It runs westward toward the smaller rural areas and eventually links with U.S. Highway 275.
- **Washington County Roads:** Blair is also connected by various county roads that serve as vital local routes for residents and agricultural transport. These roads link smaller communities and farmlands in the region.
- **Interstate Access:** Interstate 680 (I-680) is the nearest interstate, located to the southeast of Blair. NE-133 provides the quickest access to I-680, which in turn connects to Interstate 80 (I-80) in Omaha, allowing for cross-country travel.



AIRPORT PROXIMITY

- **Eppeley Airfield (OMA):** Located approximately 26 miles from Blair, Eppeley Airfield is the largest airport in Nebraska and offers a range of domestic flights and some international services. It's the primary airport serving Blair, NE, and is connected to major airlines like United, Delta, Southwest, and American Airlines.
- **Lincoln Airport (LNK):** Located approximately 80 miles from Blair, Lincoln Airport is smaller than Eppeley Airfield but offers some commercial services, mainly domestic flights. It is an alternative option for those willing to drive a bit further.
- **Sioux Gateway Airport (SUX):** Located approximately 80 miles from Blair, Sioux Gateway is a regional airport with a few commercial flights. It's a smaller airport but could serve as a backup depending on your travel needs.
- **Des Moines International Airport (DSM):** Located approximately 160 miles from Blair, Des Moines International Airport is larger than Sioux Gateway and Lincoln airports, offering more flight options, including domestic and a few international routes.

SITE OVERVIEW

SITE

Property Type:	Flex
Building Class:	C
Zoning:	Central Business & Commercial District
Year Built/Renovated:	1920/2025
Total SF:	27,068 SF
Acres:	0.55 AC
Stories:	2
Parking:	12 Surface Spaces
Overhead Doors:	1 grade, 1 drive-in, 1 dock height Ability to re-open/insert more if needed
HVAC:	New AC/Furnace 2022

PROPERTY UPGRADES

Significant property upgrades include a new 5.5-inch-thick roof to be installed this year, which comes with a 20-year warranty, new rain gutters, siding upgrades, and a fresh coat of paint on the east side of the building—estimated completion by April 2025.

OPERATING EXPENSES

Building Insurance:	\$15,000 (Annual)
RE Taxes:	\$5,000 (Annual)
Utilities:	\$10,302 (YTD)
General Maintenance:	\$4,455 (YTD)



PARCEL MAP

890039613

890

PARCEL 1

890043442

PARCEL 2

890043435

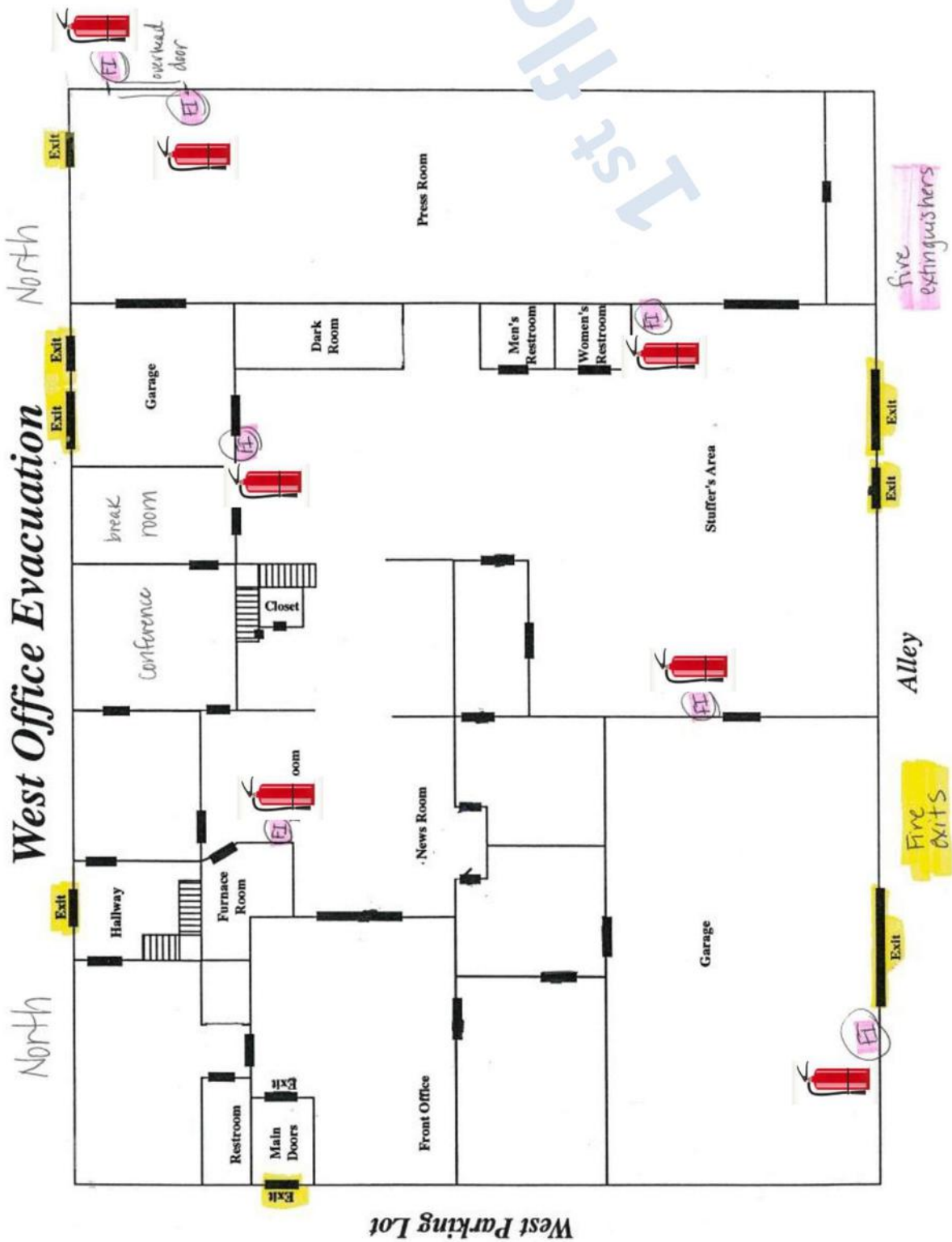
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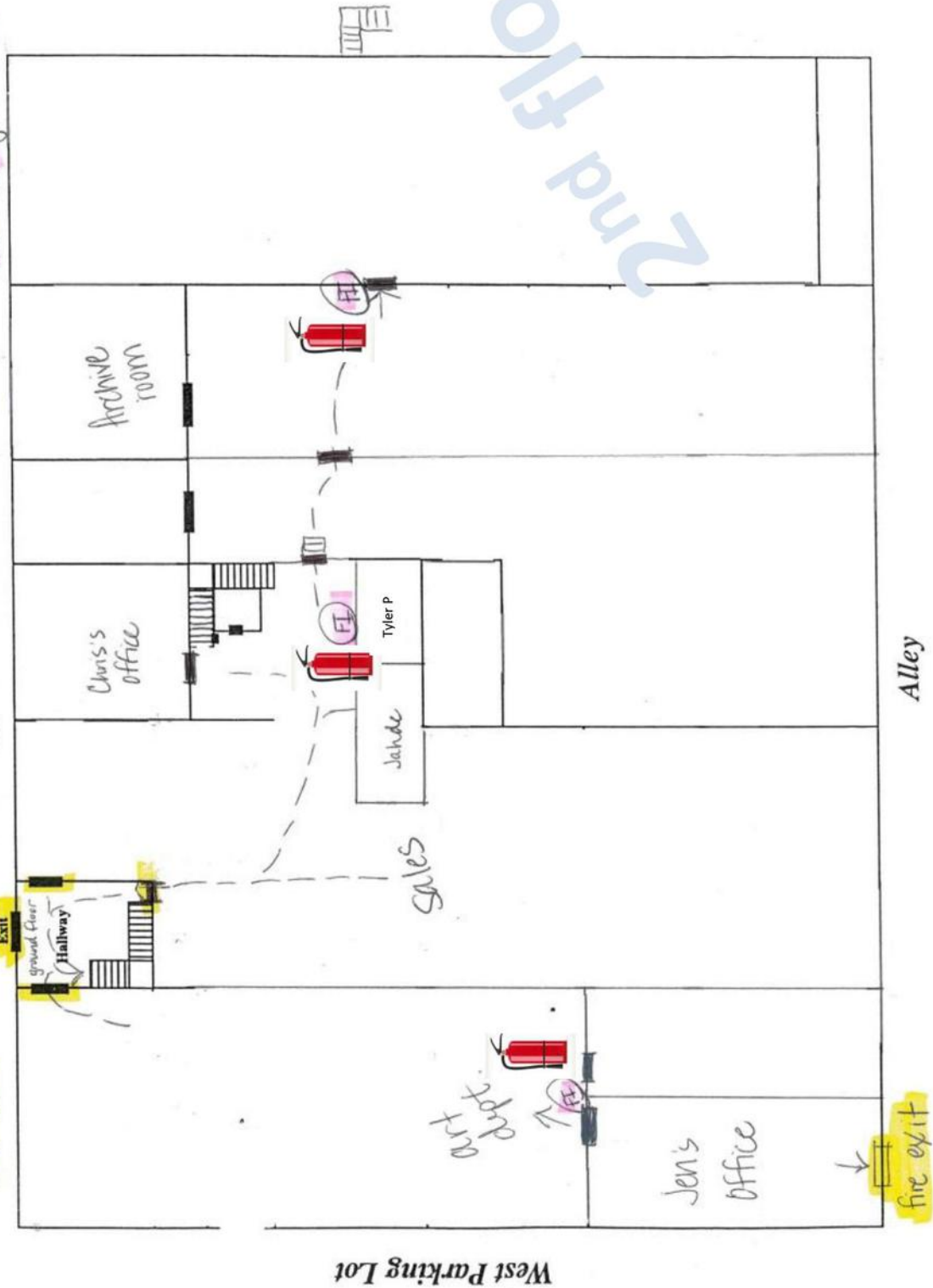
FLOOR PLAN

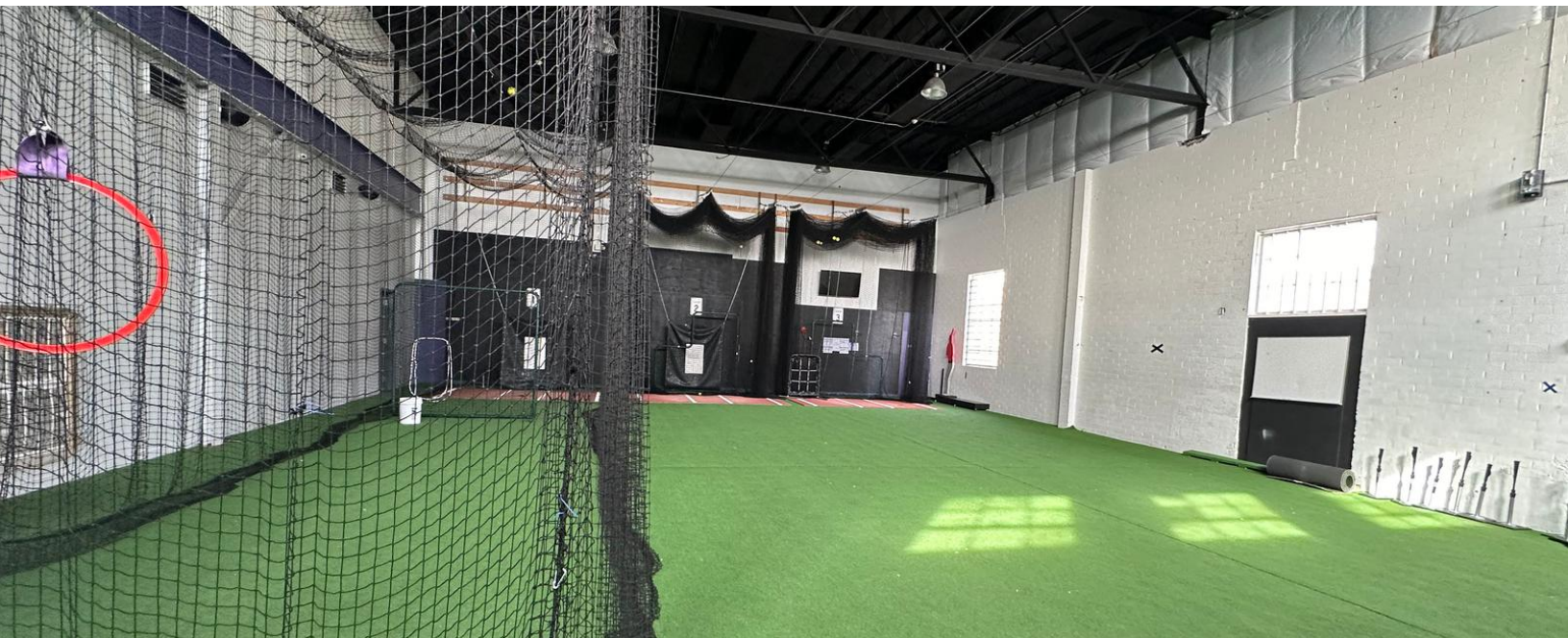


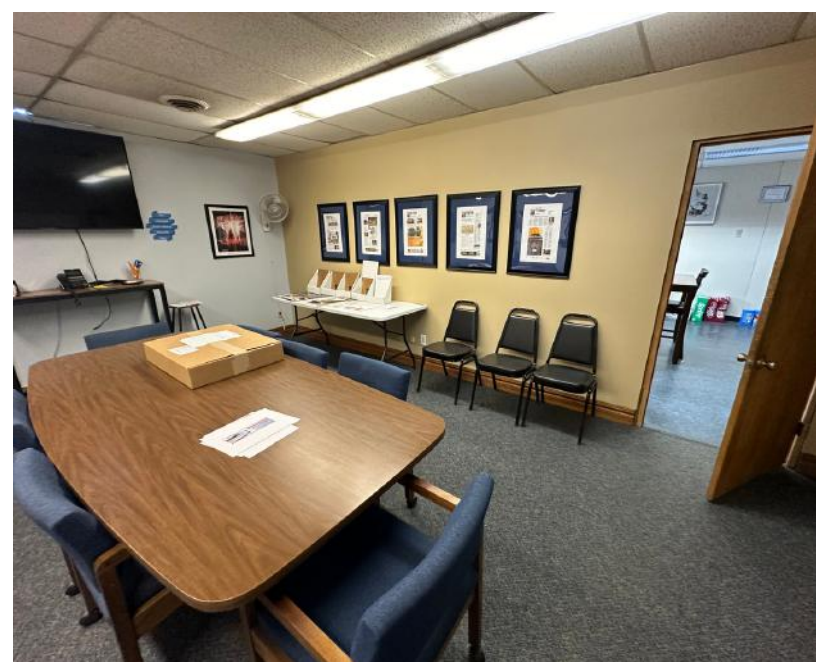
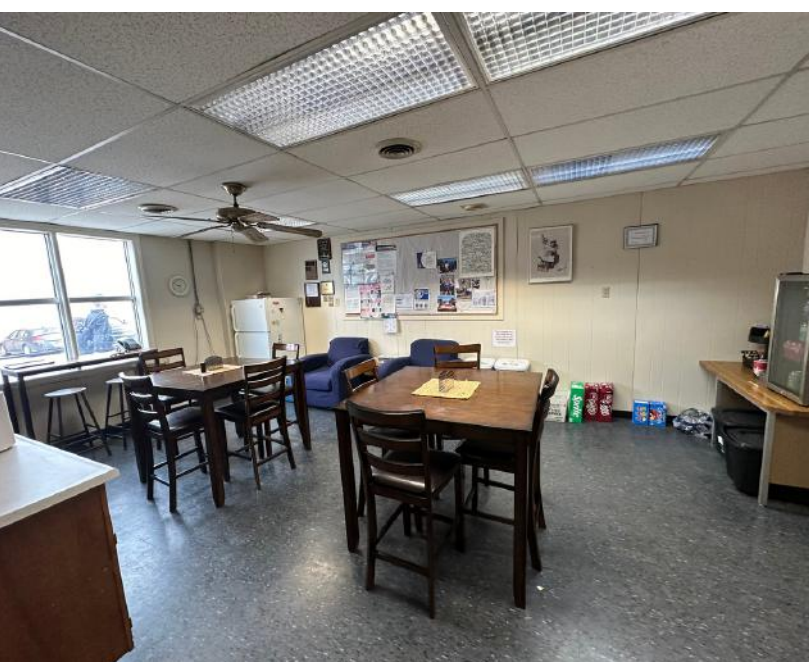
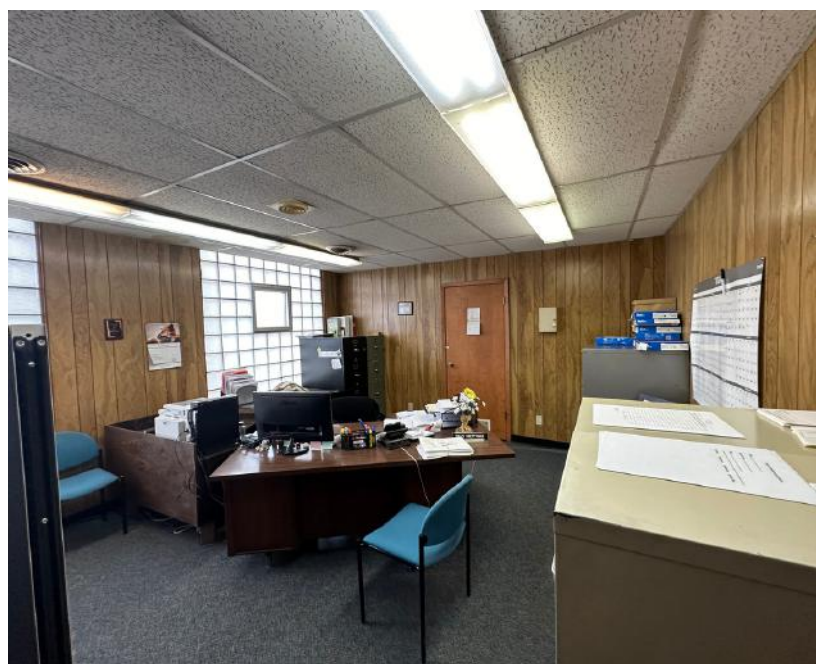
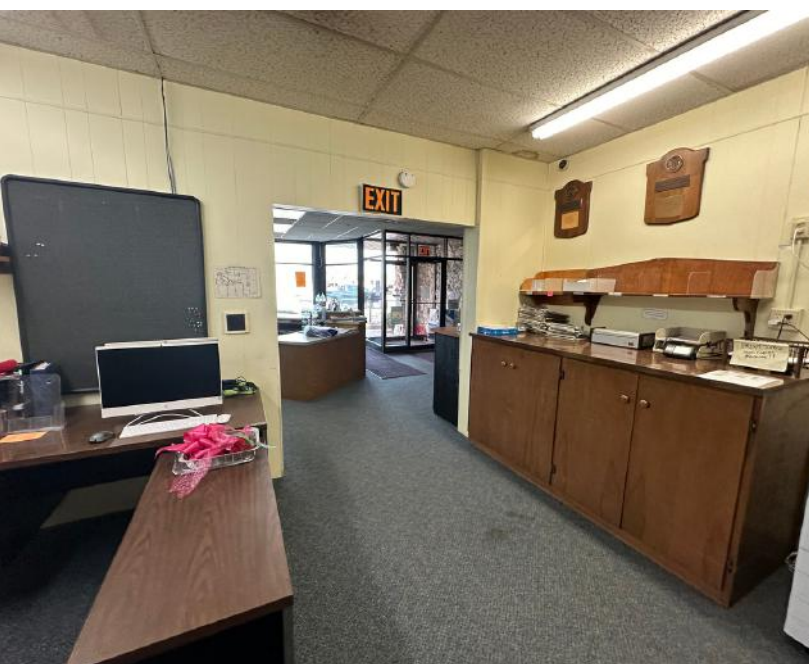
West Office Evacuation

Fire Exits

Fire extinguishers













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