

COMMERCIAL INVESTMENT SERVICES

FOR SALE

Premier Office Building

4725 Twin Rivers Rd
North Platte, NE 69101

contact & disclaimers

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table of contents

04 EXECUTIVE SUMMARY

06 PROPERTY HIGHLIGHTS

07 BUILDING CHARACTERISTICS

08 LOCATION OVERVIEW

10 PROPERTY PHOTOS

12 DEMOGRAPHIC DATA

executive summary

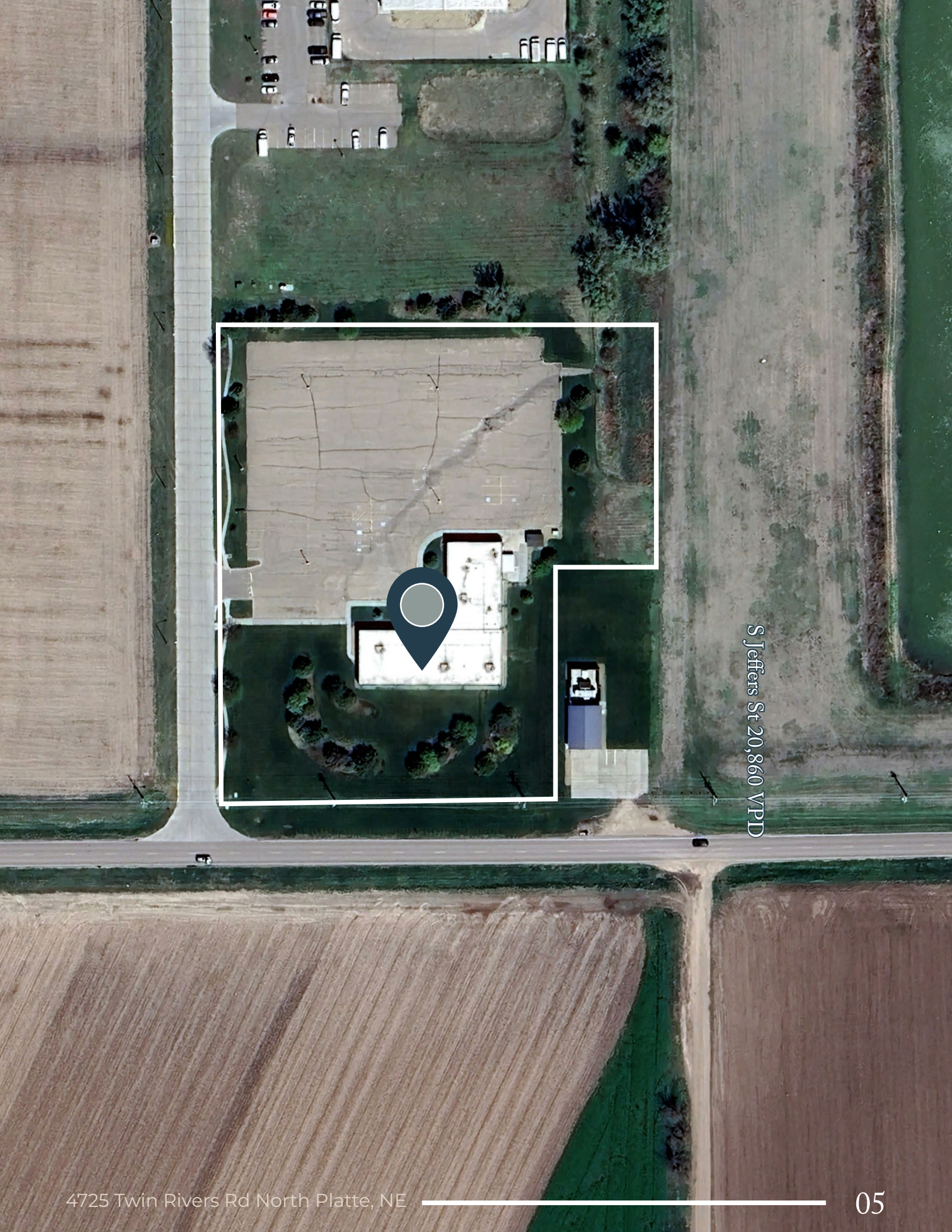
4725 Twin Rivers Road is a premier commercial property in North Platte, Nebraska, offering exceptional visibility and access just off Interstate 80. Situated on over four acres at the gateway to the city's growing industrial and office corridor, this well-maintained **12,500-square-foot** building combines modern updates with a highly functional layout. Built for professional use, it features private offices, open work areas, multiple conference rooms, and ample support spaces, all within a single-story, move-in-ready footprint.

Recently upgraded with a new roof, HVAC systems, electrical improvements, and fresh interior finishes, the property provides a turnkey opportunity for an owner-user or investor seeking a stable, flexible asset. A brand-new, fully paved parking lot accommodates approximately 170 vehicles, complemented by irrigated landscaping and clear signage that enhance the site's professional presence. The building is also equipped with security video monitoring and digital keypads, ensuring safety and convenience for tenants and visitors alike.

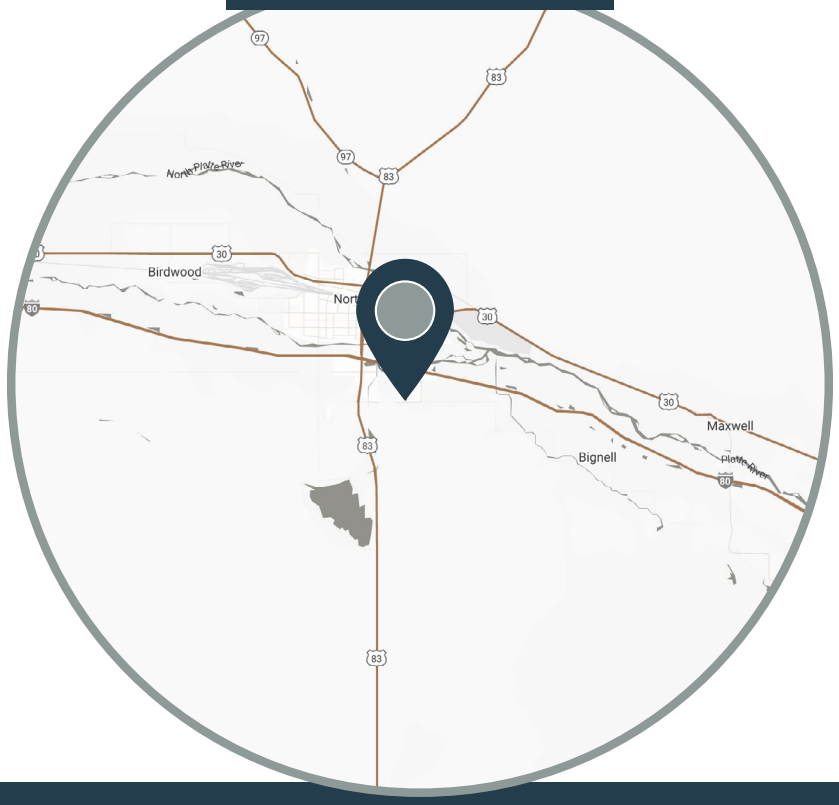
Zoned for commercial use and fully served by city utilities, 4725 Twin Rivers Road is offered at **$1,490,000**, representing an excellent value for a high-quality, strategically located property in the heart of Nebraska's I-80 corridor. The Seller would also consider a lease at $11.50 per square foot on a triple-net basis, offering versatility for both investors and end users alike.



12,500	$1,490,000	4.09
total square feet	purchase price	total acres


S Jeffers St 20,860 VPD

property highlights & building characteristics



Premier Office Building

An outstanding commercial investment opportunity awaits at 4725 Twin Rivers Road in North Platte, Nebraska. Ideally located just off Interstate 80, this 12,500-square-foot building sits on more than four acres in a high-visibility business corridor. The property features ample paved parking, recent upgrades including a new roof and HVAC systems, and a versatile layout suited for office, medical, or mixed-use operations. Fully serviced by city utilities and zoned for commercial use, the site offers flexibility for both investors and owner-users. Priced at $2,290,000, this property provides excellent value in one of North Platte's most accessible commercial areas, with the Seller also open to a lease option at $11.50 per square foot NNN.

4725 Twin Rivers Rd
North Platte, NE 69101

18,410 VPD on
I-80 and 20,860
VPD on Hwy 83

12,500
total square feet

Located in the heart
of the North Platte
Development Park

0045727.05
assessor
parcel
number


Walmart
Walgreens
FAMOUS footwear
HIBBETT SPORTS
Freddy's FROZEN CUSTARD STEAKBURGERS
JIMMY JOHN'S GOURMET SANDWICHES
maurices
DOLLAR TREE
T.J.maxx
SEVEN BREW DRIVE-THRU COFFEE
GNC LIVE WELL
SUBWAY
Wendy's
goodwill
BURGER KING
Raising Cane's CHICKEN FINGERS
Fairfield BY MARRIOTT
Hampton by HILTON
INTERSTATE 80
BW Best Western Hotels & Resorts
QUALITY
Holiday Inn Express
Super 8 BY WYNDHAM
TOYOTA
Denny's
LA QUINTA INNS & SUITES
Comfort INN
Motel 6
Loves
UNITED STATES POSTAL SERVICE
tru by Hilton
83

market overview



north platte, nebraska is a thriving economic hub with a diverse array of industries contributing to its growth. The city's economy is supported by sectors such as agriculture, manufacturing, transportation, healthcare, retail, and tourism. Its strategic location along major transportation routes, including Interstate 80 and Union Pacific Railroad, positions North Platte as a key transportation and logistics hub in the region.

The agricultural sector plays a significant role in North Platte's economy, with the region known for its production of crops like corn, soybeans, wheat, and livestock. Manufacturing also contributes substantially to the local economy, with companies engaged in the production of machinery, fabricated metal products, plastics, and more.

Healthcare facilities in North Platte provide essential medical services to residents and surrounding communities, contributing to the local economy by creating jobs and attracting healthcare professionals. Additionally, the city's retail sector thrives, offering a mix of national chains and locally-owned businesses that cater to the needs of residents and visitors.

North Platte's rich history, cultural attractions, and outdoor recreational opportunities make it a popular destination for tourists. Attractions such as the Buffalo Bill Ranch State Historical Park, Cody Park, and the Golden Spike Tower draw visitors from across the region, stimulating tourism-related businesses and generating revenue for the local economy.

The city prioritizes workforce development initiatives to ensure a skilled labor pool that meets the needs of local employers. Educational institutions, vocational training programs, and workforce development organizations collaborate to provide training and employment opportunities for residents.

property photos

















demographic data

KEY FACTS

23,840
Population

41.2
Median Age

2.2
Average Household Size

$65,913
Median Household Income

EDUCATION

6%
No High School Diploma

31%
High School Graduate

43%
Some College

20%
Bachelor's/Grad/Pr of Degree

BUSINESS

1,356
Total Businesses

15,957
Total Employees

EMPLOYMENT

56%
White Collar

28%
Blue Collar

16%
Services

2.6%
Unemployment Rate

INCOME

$65,913
Median Household Income

$35,460
Per Capita Income

$142,561
Median Net Worth

2025 Households By Income (Esri)

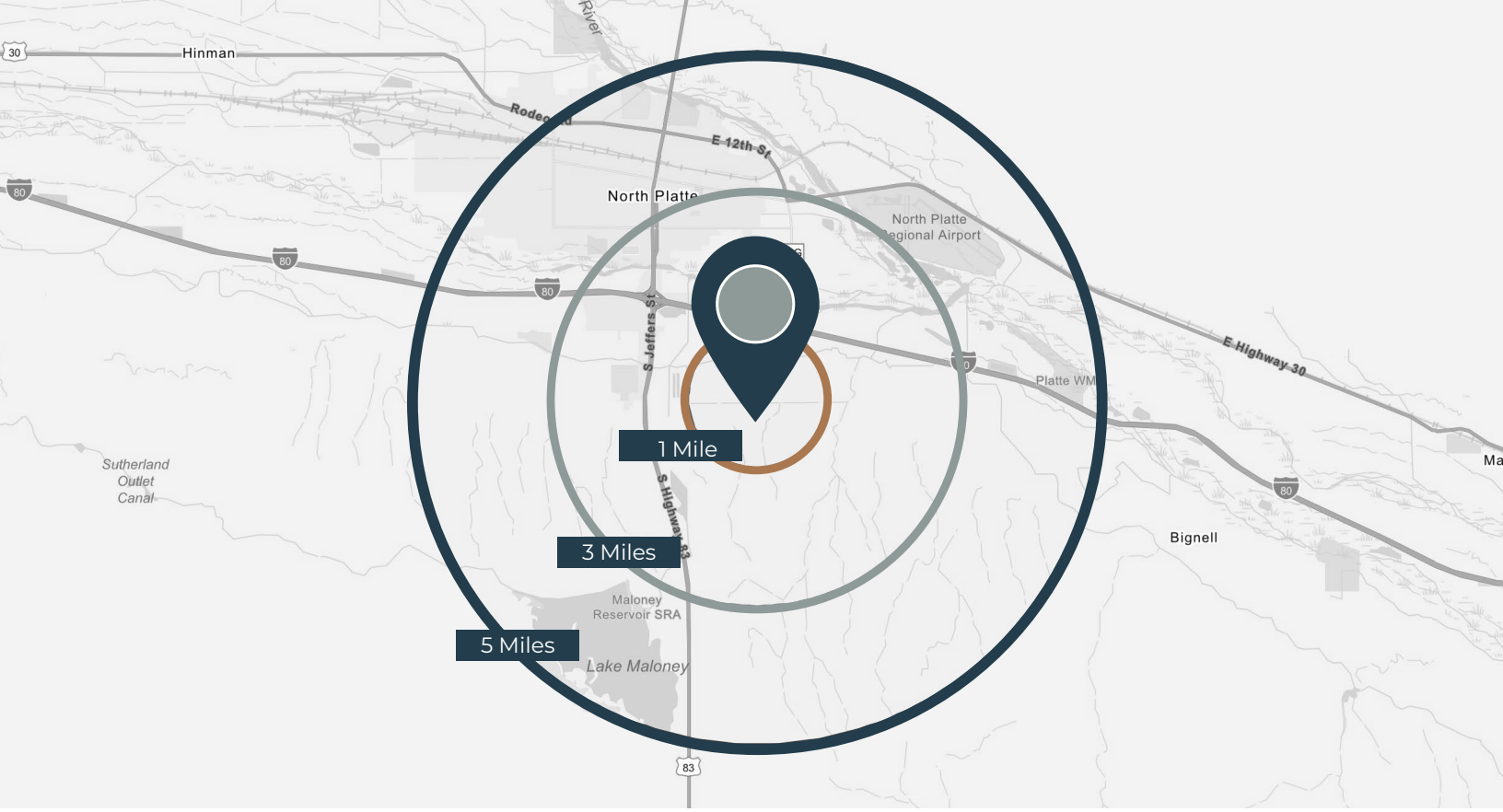
The largest group: $100,000 - $149,999 (17.2%)
The smallest group: $200,000+ (5.2%)

Indicator ▲	Value	Diff
<$15,000	10.7%	+2.0%
$15,000 - $24,999	8.1%	+0.9%
$25,000 - $34,999	7.9%	+0.3%
$35,000 - $49,999	12.9%	+0.8%
$50,000 - $74,999	16.9%	-0.5%
$75,000 - $99,999	15.1%	+0.3%
$100,000 - $149,999	17.2%	-1.2%
$150,000 - $199,999	6.0%	-1.2%
$200,000+	5.2%	-1.5%

Bars show deviation from Lincoln County

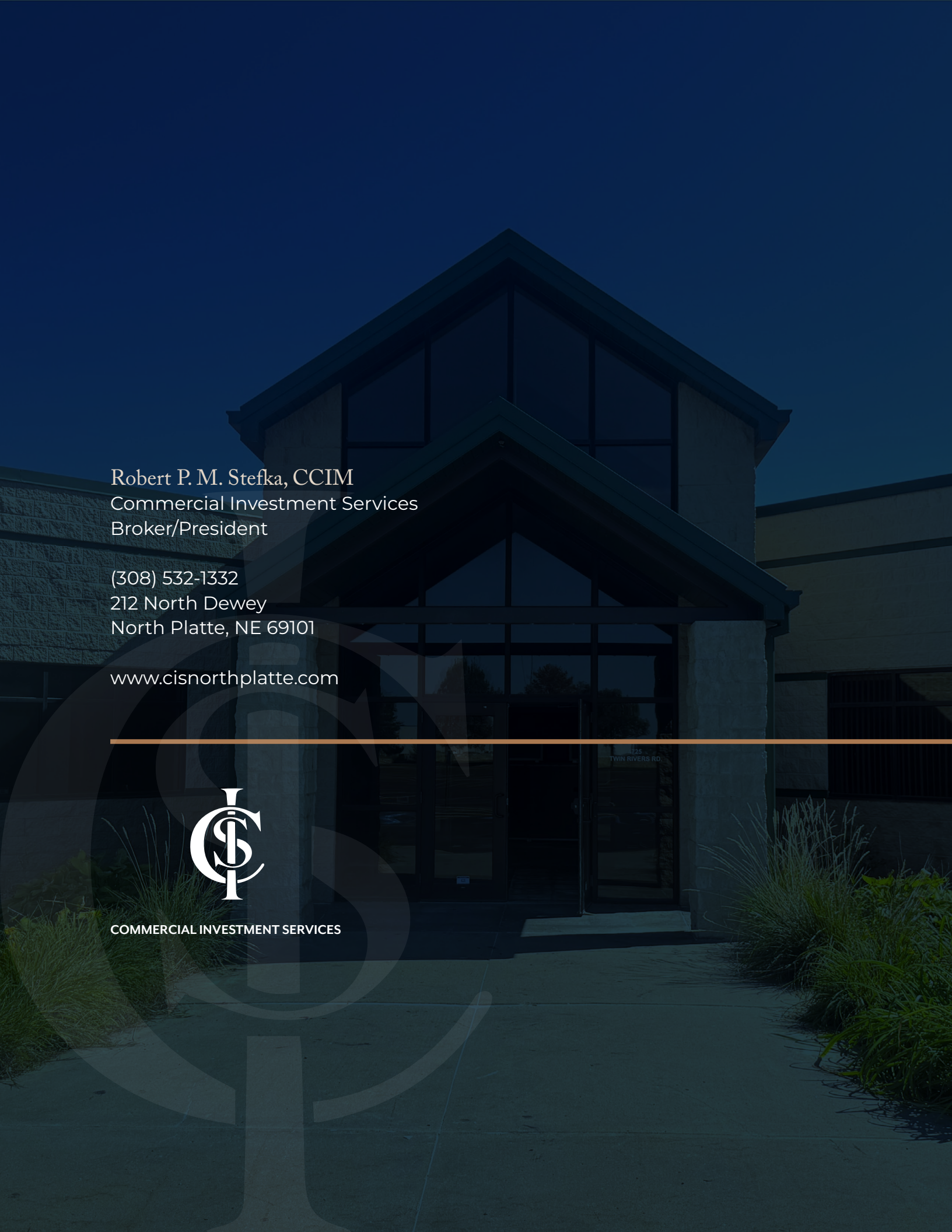
This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

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2025 Summary	1 Mile	3 Miles	5 Miles
Population	19	6,182	23,840
Households	7	2,794	10,412
Families	6	1,496	5,999
Average Household Size	2.71	2.15	2.24
Owner Occupied Housing	7	1,409	6,471
Renter Occupied Housing	0	1,385	3,941
Median Age	45.0	41.4	41.2
Median Household Income	$110,913	$63,011	$65,913
Average Household Income	$157,191	$78,316	$81,072

2030 Summary	1 Mile	3 Miles	5 Miles
Population	18	5,950	22,718
Households	7	2,716	10,013
Families	6	1,440	5,728
Average Household Size	2.57	2.13	2.22
Owner Occupied Housing Units	6	1,395	6,365
Renter Occupied Housing Units	0	1,321	3,648
Median Age	40.0	42.6	42.3
Median Household Income	$137,500	$66,549	$72,968
Average Household Income	$161,697	$83,928	$88,259



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