

10 Acres Mixed Use ROCA ROAD ACRES FOR SALE

Mixed Use w/ Rental Income

**5201/5205 W Roca Rd
Lincoln, NE 68404**

Property Highlights

- 10.11 PRIVATE ACRES
- 6,000 SF Shop PLUS
- 2,000 SF Office complex attached
- Additional 40x42 detached garage/ shop/ equipment storage & 24x18 Grain Bin
- Berm home efficiency living! 2-car garage
creating investment income

Property Description

Over 10-Acres for ample elbow room, including a fully renovated Berm earth home w/attached 2-car, detached 48x42 shop and equipment building for your “big” toys storage, plus large 6,000 SF industrial building—warehouse with parts security mezzanine, operational offices complex, including bathrooms and kitchenette/ break room! Ideal for your business equipment, vehicles, materials warehouse, part, equipment/vehicle parking/ storage. ***1,920 SF Berm House Included***

Offering Summary

Offering Price	\$750,000
Lot Size	10.11 Acres 443,562 SF
Zoning	AG—Agriculture Zoning
Buildings	6,000 SF Industrial Warehouse w/ Security 2,000 SF office complex w kitchen & bathroom 42x40 Shop/ Detached Garage & Grain Bin
Berm home	Efficiency Lining! w/2-car attached garage



Listed By:

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PROPERTY DETAILS

For Sale: \$750,000

5205 & 5201 W Roca Rd

Martell, NE 68404

Location Information

Building Name	Roca Road Acres
Street Address	5205 & 5201 W Roca Rd
City, State, Zip	Martell, NE 68404
County/Township	Lancaster County

Property Details

Property Type	Mixed Use
Zoning	AG
Lot Size	10.11 AC 443,562 SF 2 Lots
Cross Streets	W Roca Rd & SW 42nd St
Property Taxes	\$3,055.54

5205 Roca Rd

Lot Size	5.85 Acres
Building 1	Berm Earth Home, Central Block, 1,920 SF, 2 bed 2 bath, 2 car 436 SF garage
Year Built	1981 / Renovated 2025
Building 2	Shop/ Garage dethatched, 6,000 SF ^0x100, 2,000 SF offices, bathroom, kitchenette, & attached open shelter
Year Built:	1990

Parking & Transportation

Parking Type	Gravel
Parking Spaces	8

5201 Roca Road

Lot Size	4.26 Acres
Building 1	Shop & Warehouse Building 40x42 / 1,680 SF
Year Built	2000
Building 2	Grain Bin 28x18 / 432 SF
Year Built	1989

Utilities

Central HVAC	Forced Air Heat Central AC
Restrooms	1 in Warehouse 1 in Residence

Location Description

Roca road is a central USA location within easy proximity to Roca, NE where the small town culture lets neighbors know neighbors, and yet only 7 minutes to Lincoln, NE city limits adds the full flavor of metropolitan lifestyle with an abundance of shopping options, cultural experiences, and employment opportunities. Lincoln is the State Capital, and boats the home pf the university of Nebraska, which boasts the famous Husker football team, National Volleyball champions, and Baseball and Softball teams that challenge their way to the World Series! Travel includes the Interstate 80 (a major East/West travel artery across the USA), and the Lincoln airport for quicker 'landing' at your distant destinations.

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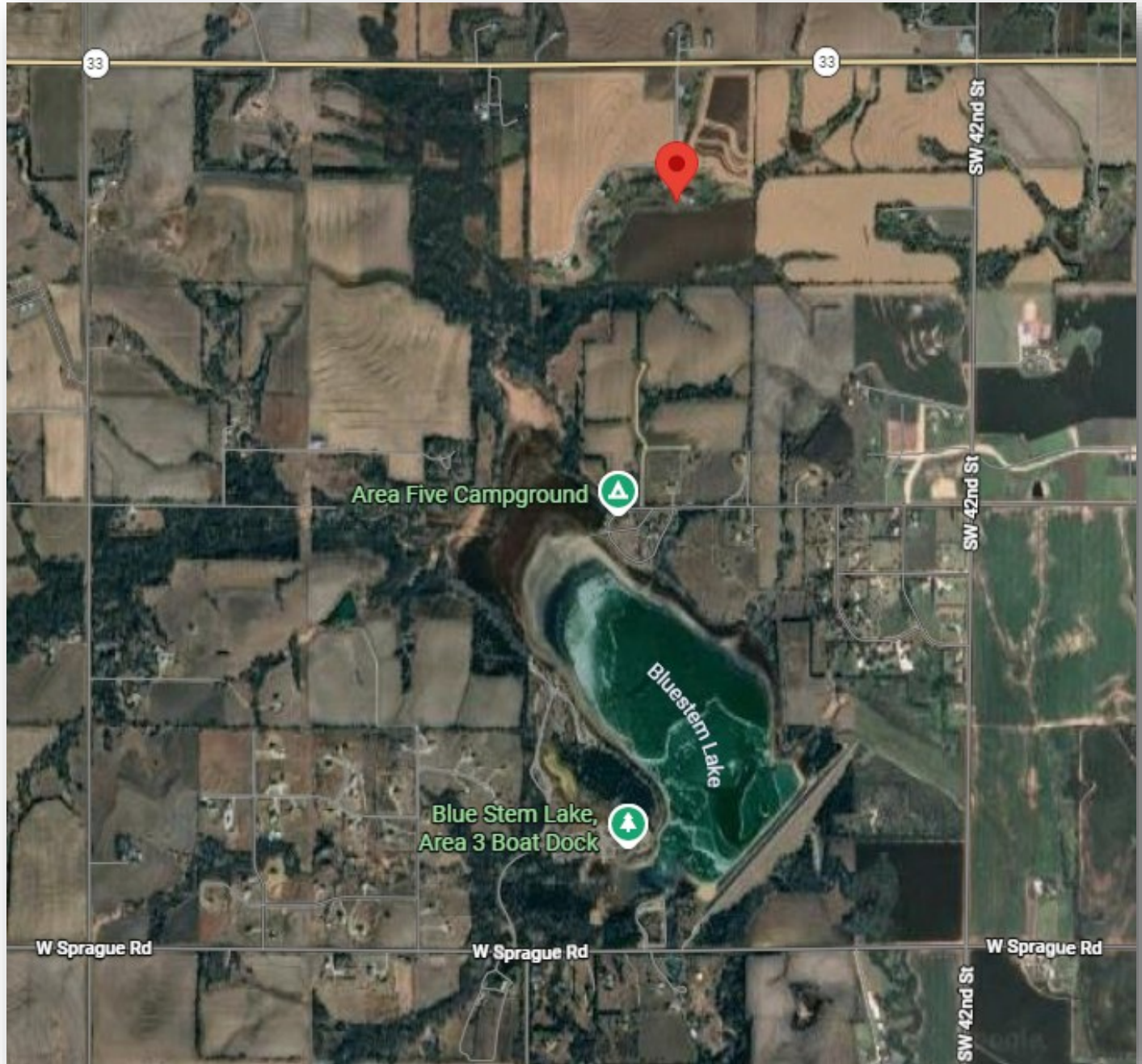
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PLOT AERIAL

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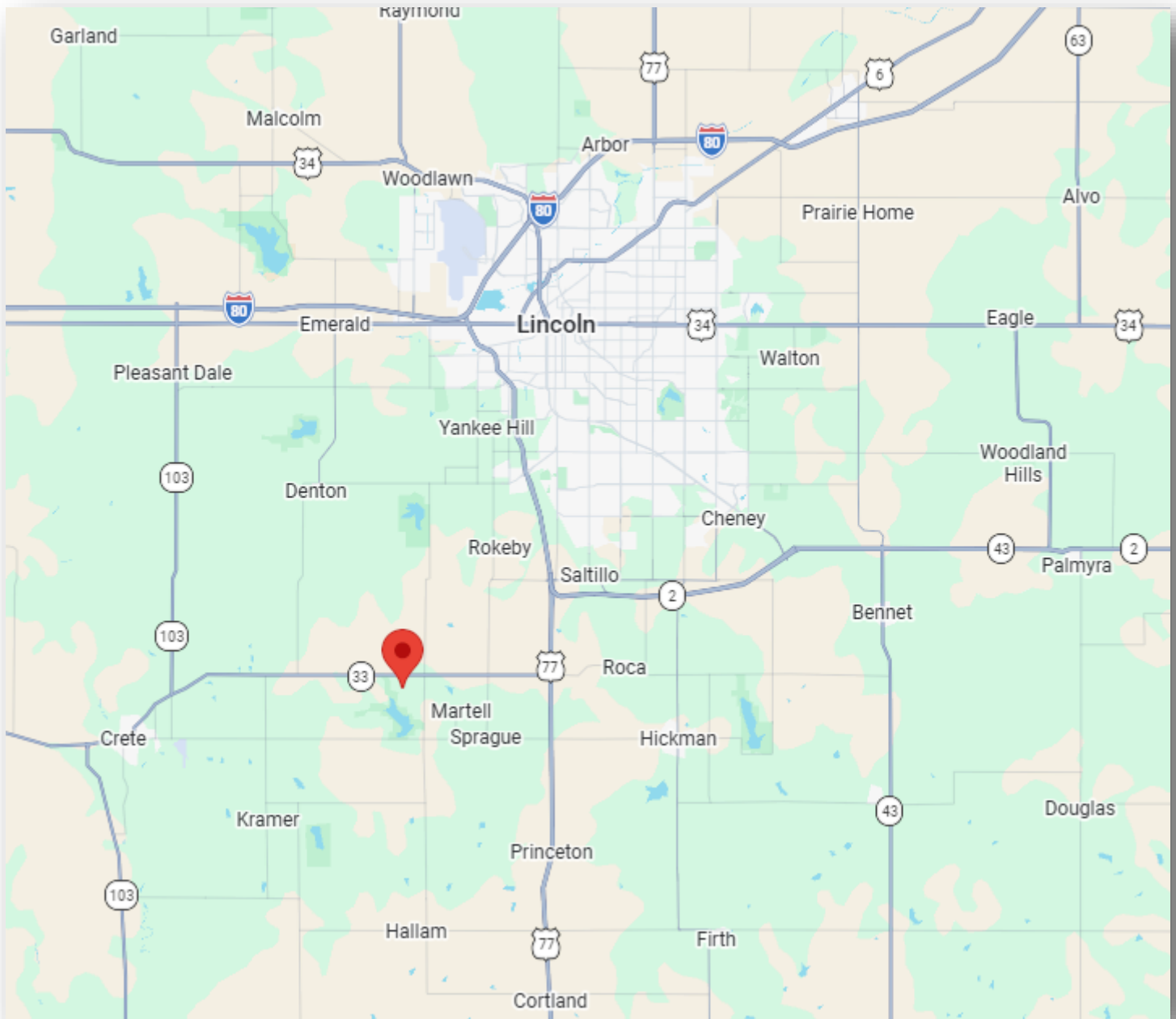
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MAP AERIAL

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PHOTOS

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