

I-80 Central Commerce Park

Commercial and Light Industrial

1602 E 11th Road | Aurora, NE | Hamilton County

Available acres: 115 | Price: Price: \$120,000-\$215,000/acre*



VARIOUS LOT SIZES AVAILABLE

Above is a concept design for the greater 135 acre site designated for commercial and light industrial development. Based on the number of acres needed, lots can be combined to reach the desired number of acres needed by the prospect. The main access road to Highway 14 was developed in 2024 with city sewer, water and storm sewer. The entire site is 30% designed from an infrastructure standpoint for the undeveloped areas. Sections that are shown in color have already been developed.

***Price** Per acre price dependent based on location on the greater site. Price includes street, sewer, water and storm sewer infrastructure developed by Aurora Development Corporation the lot line.

Utility Location and Provider Notes Site 3

AURORA NE 115 ACRES

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Utilities

Electric: Southern Public Power District
(308) 384-2350

<https://southernppd.com/>

Natural Gas: Black Hills Energy
(308) 708-6084

<https://www.blackhillsenergy.com/>

Water: City of Aurora
(402) 694-6992

<https://cityofaurora.org/>

Sewer: City of Aurora
(402) 694-6992

[Connection Fee Information](#)

Telecommunications: Hamilton Telecommunications
(402) 694-5101

<https://hamiltontel.com/>

Utility Locations

Available Property	
Water 10"	
Sewer 10"	
Electricity	
Natural Gas 2"	
Fiber Internet 1 GBPS	



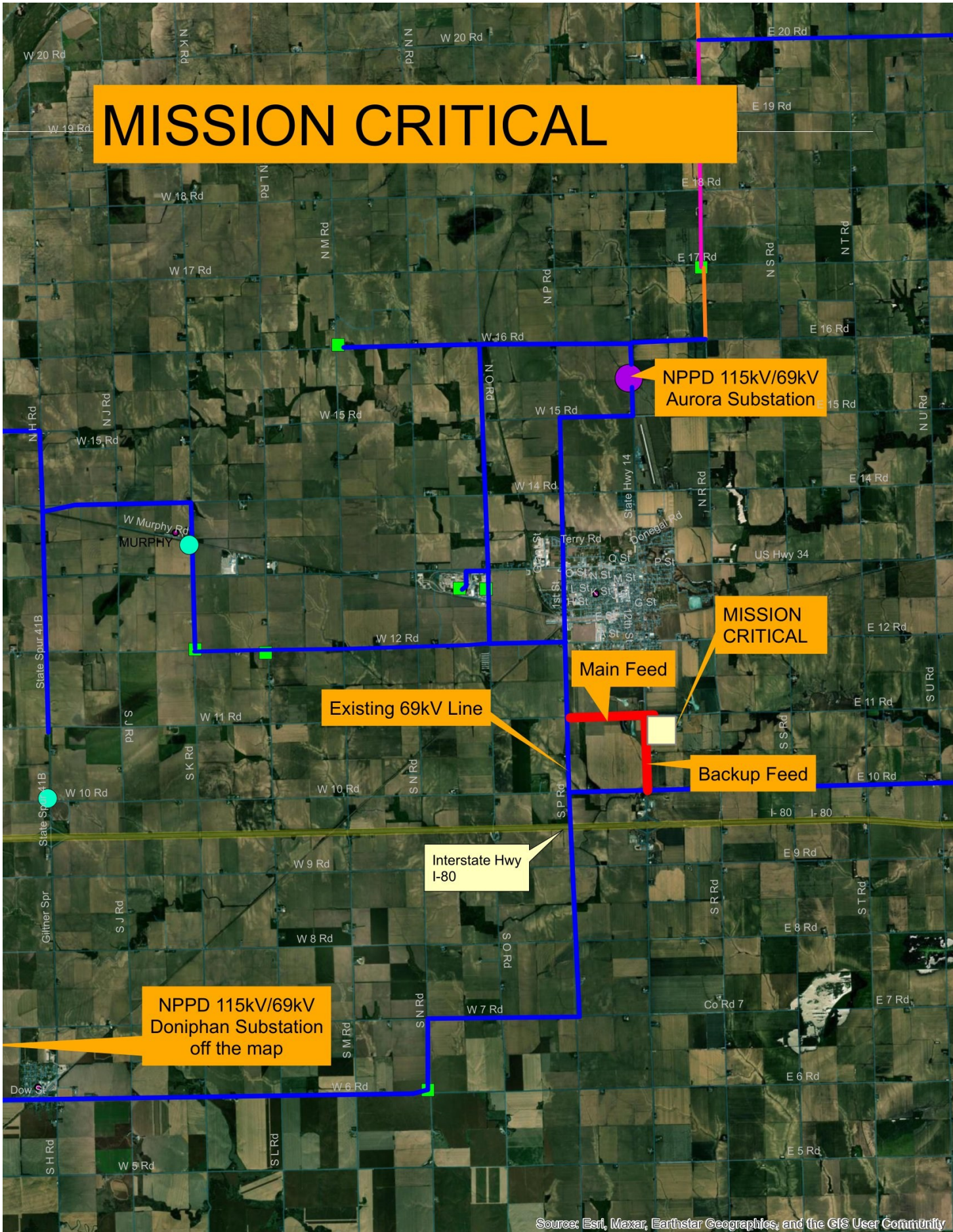
GENERAL SITE LOCATION:

North Boundary,
Residential/Road 11; East
Boundary, Mid Nebraska
Land Developers; South
Boundary, Specialty Ag
Formulations (micro-
nutrient production facility);
West Boundary, Highway 14.

SITE DILIGENCE

Aurora Development Corporation completed a Phase 1 Environmental Site Assessment in 2021. The report was completed by Tetra Tech. [The final Phase 1 Environmental Site Assessment can be viewed here.](#)





Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community