

**0.50 - 2.82 AC Land**  
**Sale Price: \$209,089 - \$1,842,589**

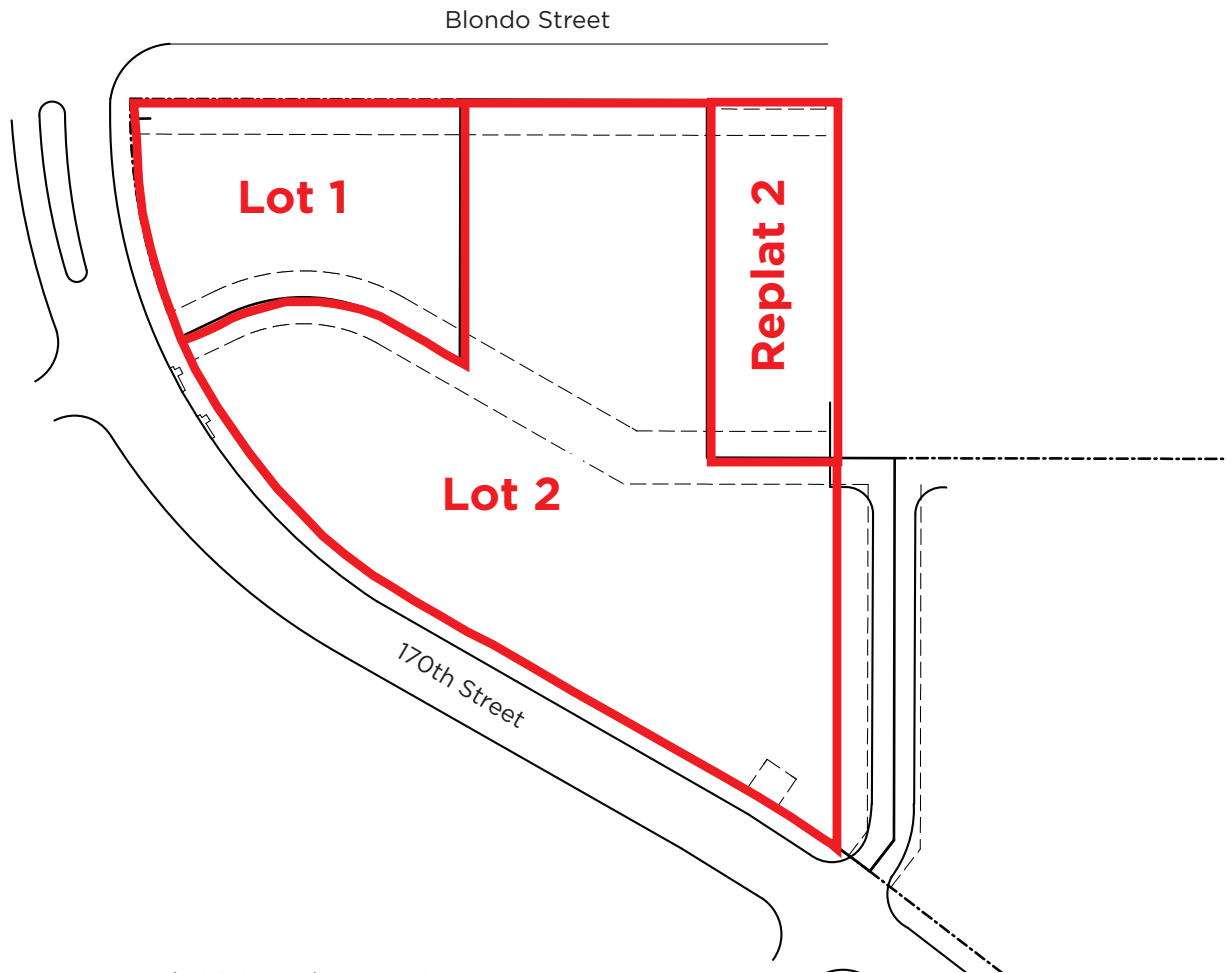
- Join tenants, Scooters, Kitty Lee Dance Studio & Yellow Brick Road Child Development
- 168th Street between West Maple Road & the West Dodge Road corridor has high traffic & provides excellent visibility and is now four lanes!
- High traffic count of 37,786 cars per day
- Neighboring commercial development activity is high
- One mile to Village Pointe Shopping Center
- Strong West Omaha demographics

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**\*\*Agent has equity**

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**Available**

Sale Price	\$209,089 - \$1,842,589						
Gross Acres	2.82						
Total Contiguous	2.82 AC						
Zoning	Mixed-Use						
Lot Dimensions	Irregular						
Improvements	Ready for Development						
Utilities	In Street						
Flood Plain	No						
Traffic Counts	37,786 EADT						
R.E. Taxes	<table border="0"> <tr> <td>Lot 1</td> <td>\$5,198.86</td> </tr> <tr> <td>Lot 2</td> <td>\$12,053.12</td> </tr> <tr> <td>Replat 2</td> <td>\$4,061.40</td> </tr> </table>	Lot 1	\$5,198.86	Lot 2	\$12,053.12	Replat 2	\$4,061.40
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Lot 2	\$12,053.12						
Replat 2	\$4,061.40						




Lot	Acres	Price/SF	Sale Price
Lot 1	0.5	\$15.00	\$326,700
Lot 2	2.0	\$15.00	\$1,306,800
Replat 2	0.32	\$15.00	\$209,089



**Aerial Map**



**NEIGHBORHOOD DEMOGRAPHICS**

	 POPULATION	 MEDIAN HOUSEHOLD INCOME	 NUMBER OF HOUSEHOLDS
1 Mile	12,073	\$135,691	4,059
3 Miles	84,830	\$122,448	32,023
5 Miles	197,953	\$113,759	75,876

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