



120th Street

Military Road



16,742 EADT

DEER CREEK PLACE

NWC 120TH & MILITARY ROAD
OMAHA, NE 68142

8.54 Dividable Acres of Commercial Land

For Sale: \$1,840,740 (Price to be determined if divided)

PROPERTY HIGHLIGHTS

Sale Price	\$1,840,740
Price PSF	\$4.95
Gross Acres	8.54
Gross SF	371,867
Zoning	Mixed Use
Flood Plain	No

*Higher sale price for divided lots

+/-8.5 acres of developable land located at the NWC of 120th and Military Road. This parcel is zoned mixed-use allowing for many uses **and can be subdivided**. Sale price to be determined for divided parcels. Located near the affluent Deer Creek neighborhood and minutes from I-680.



SURVEY MAP

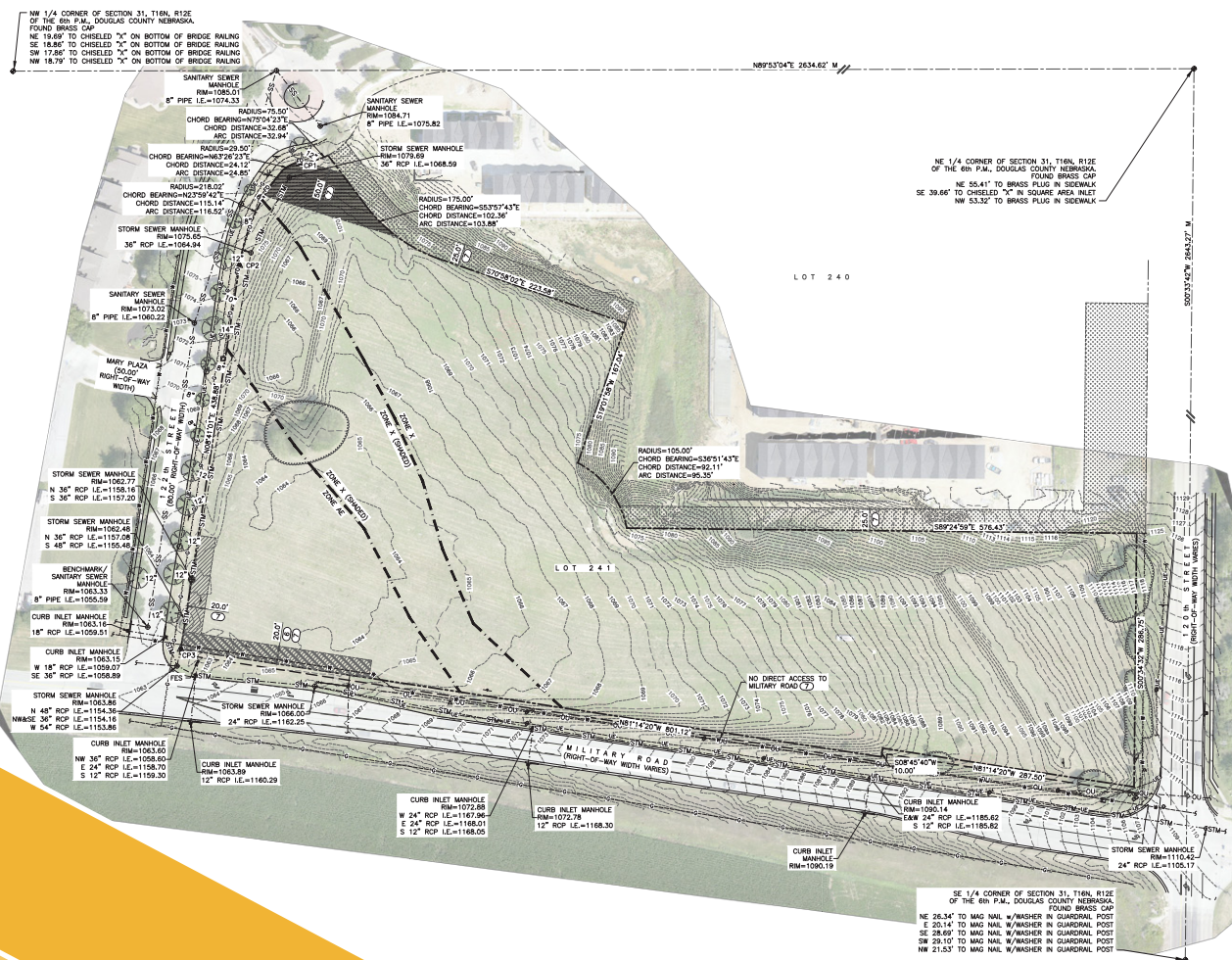
VICINITY MAP



LEGEND

●	PROPERTY CORNER FOUND (5/8" REBAR)	▲	FIRE HYDRANT
○	RECORD DISTANCE	⊖	INVERT ELEVATION
—	MEASURED DISTANCE	—	CURB INLET
—	DEODIOUS TREE WITH TRUNK SIZE	—	FLARED END SECTION
—	TREE CRIP LINE	—	WATER LINE
—	SIGNAL POLE	—	GAS LINE
—	POWER POLE	—	SANITARY SEWER LINE
—	POWER POLE WITH UNDERGROUND DROP	—	STORM SEWER LINE
—	POWER POLE WITH LIGHT	—	UNDERGROUND ELECTRICAL LINE
—	LIGHT POLE	—	FIBER OPTIC LINE
—	GUY WIRE	—	OVERHEAD UTILITY LINE
—	ELECTRICAL PEDESTAL	—	WOODED FENCE
—	CABLE TV PEDESTAL	—	FLOOD ZONE DELINEATION LINE
—	SKIN	—	TITLE COMMITMENT EXCEPTION
—	FIBER OPTIC MARKER POST	⊖	CONTROL POINT
—	SEWER MANHOLE	⊖	
—	UTILITY MANHOLE	⊖	

CONTROL POINTS			
#	NORTH	EAST	ELEVATION
CP1	13214.96	116351.95	1080.54
CP2	132018.45	116263.07	1075.28
CP3	131585.22	116217.19	1063.16



LEGAL DESCRIPTION

LOT 241 DEER CREEK, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.

CERTIFICATION

TO THOMAS ASSOCIATES, LLC, A NEBRASKA LIMITED LIABILITY COMPANY,
DEER CREEK INVESTMENT, LLC, A NEBRASKA LIMITED LIABILITY COMPANY,
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AND
TITLECARE NATIONAL, LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARDS REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 3, 4, 5, 6(a), 8 AND 11(b) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 20, 2022.



JULY 20, 2022
DATE
JON L. CARRELL
NEBRASKA RLS #693

BENCHMARK

DESCRIPTION: SOUTH RM OF SANITARY SEWER MANHOLE IN THE CENTER OF 12244 CREEK, 60' NORTH OF THE CENTERLINE OF MILITARY ROAD.
ELEVATION: 1063.33 (NAD83)

NOTES

- BASE OF BEASINGS:** BEASINGS SHOWN HEREON ARE BASED ON THE DOUGLAS/SAPPY LOW DISTORTION PROJECTION.
- FLOOD ZONE CLASSIFICATION:** THE SURVEYED PROPERTY LIES PARTIALLY WITHIN A DESIGNATED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) "X" (SHADED) (AREAS OF 0.2% ANNUAL CHANCE FLOOD) "Y" (AREAS SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD - BASE INUND) (NAME SHOWN ON THE LOCALLY INCORPORATED AREAS FLOOD INSURANCE MAP DATED 01/11/2022)
- GROSS LAND AREA:** THE SURVEYED PROPERTY IS 8.4 ACRES MORE OR LESS.
- CURRENT ZONING CLASS:** THE SURVEYED PROPERTY IS ZONED ON THE DOUGLAS COUNTY ZONING MAP AS R-1 (RESIDENTIAL SINGLE-FAMILY) (SEE CITY OF DOUGLAS WEBSITE FOR ALL IMPROVEMENTS BEING CONSTRUCTED CONSISTENT WITH THIS PLAN, THERE ARE NO DESIGNATED SETBACK, HEIGHT, PARKING, FLOOR SPACE OR LOT COVERAGE RESTRICTIONS REQUIRED IN THIS ZONE).
- EVIDENCE OF UTILITIES:** THE UTILITIES SHOWN ON THIS DRAWING WERE DETERMINED BY OBSERVED EVIDENCE AT THE TIME OF SURVEY, RECORDS PROVIDED BY UTILITY COMPANIES AND THOSE MARKED BY UTILITY COMPANY REPRESENTATIVES THAT RESPONDED TO "ONE CALL" MOST NUMBER 22123123. NO RESPONSIBILITY OR LIABILITY IS ASSIGNED BY THE SURVEYOR FOR THE FAILURE TO SHOW AND BEAR SERVICE AND/OR UTILITY LINES EVEN THOUGH THEY MAY EXIST.
- UNMANNED AERIAL VEHICLE (UAV):** UNMANNED AERIAL VEHICLE TECHNOLOGY WAS USED AS THE BASIS FOR MEASURING ELEVATIONS AND FOR SHOWING THE LOCATIONS OF FEATURES OTHER THAN BUILDINGS AND BOUNDARY LINES.
- TITLE COMMITMENT - SCHEDULE B PART II EXCEPTIONS:** THIS DRAWING SHOWS A PERPETUAL EASEMENT TO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NUMBER 22-112785-C, EFFECTIVE DATE JUNE 20, 2022 AT 8:00 A.M.



thompson, dressen & dornier, inc.
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Omaha, NE 68154
p-402.330.8860 f-402.330.5866
td2co.com

Survey Type
ALTA/NSPS LAND TITLE SURVEY

Client Name
E. CONSTRUCT

Description
LOT 241, DEER CREEK, DOUGLAS COUNTY, NEBRASKA



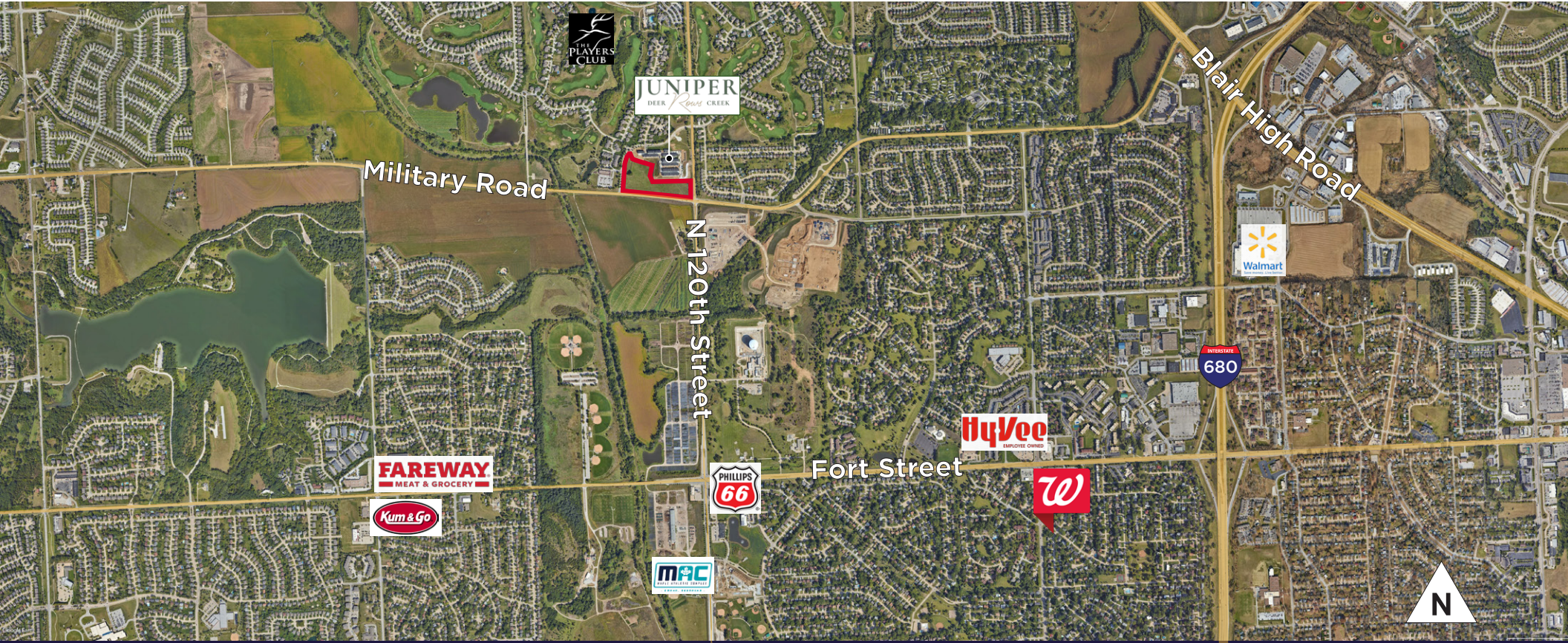
Revision Dates		
No.	Description	MM/DD/YY

Job No.: 1767-22-52AL
Drawn By: MDK
Reviewed By: JLC
Date: JULY 20, 2022
Book: 22-17
Pages: 36-38

Sheet Title

Sheet Number

DEMOGRAPHICS



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



MEDIAN
HOUSEHOLD INCOME



NUMBER OF
HOUSEHOLDS

1 Mile	7,038	\$98,800	36
2 Miles	71,113	\$89,982	35
3 Miles	174,083	\$89,776	36



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