

For Sale

AVENUE ONE

Office & Retail Parcels

192nd & W. Dodge Road | Omaha, NE

1.60-12.14 Acres of Land
W. Dodge Frontage

Lawrence
Youngman Lake

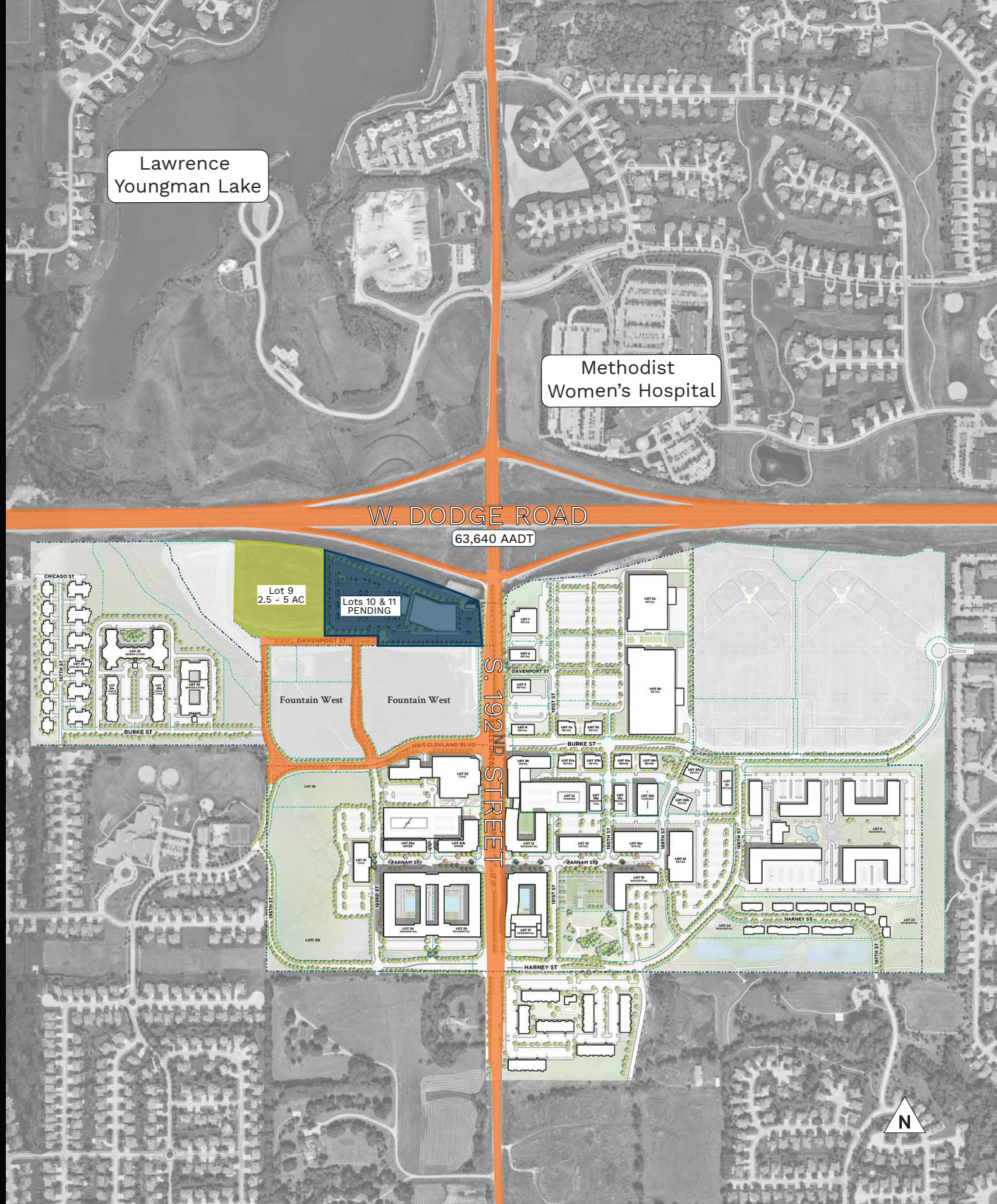
Methodist
Women's Hospital

W. DODGE ROAD
63,640 AADT

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AVENUE ONE

Overview

Three contiguous office and retail parcels ready for development with Dodge frontage in the Avenue One Development. The properties are located on the southwest corner of 192nd and West Dodge Road.

About Avenue One

Discover Omaha's grandest new neighborhood. Avenue One brings an unparalleled level of urban living to West Omaha. Visit, stay, work, and live within over 200 acres centered around a modern adaptation of a traditional main street. Walkable and community-centric, Avenue One unites all facets of life with ease, convenience, and vibrancy.



63,640 AADT



*All of the buildings shown are for reference only. There is flexibility on exact building sizes, along with lot lines if necessary.

Lot 9 (Office)

Lot 10 (Office)

Lot 11 (Office/Retail)

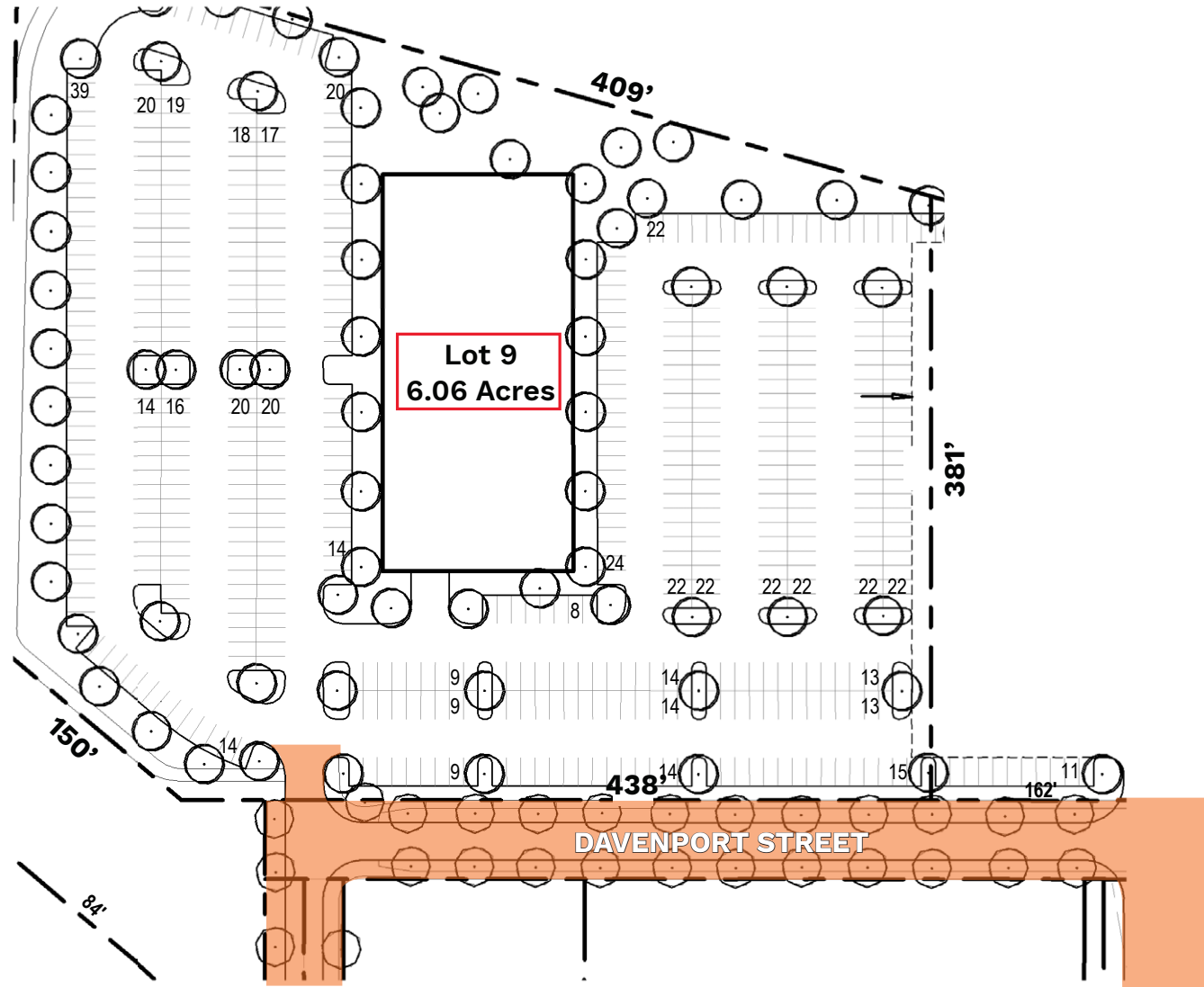
Sale Price	\$1,742,000
Gross Acres	1.60 AC (69,696 SF)

Max Contiguous	12.14 AC
Zoning	MU
Lot Dimensions	Flexible
Improvements	Graded
Utilities	On-Site
Infrastructure Delivery	Early 2021
Traffic Counts	63,640 AADT <small>(192nd & Dodge)</small>

	Population	Median HH Income	No. of Households
1-mile	6,156	\$118,942	2,317
3-mile	55,097	\$112,604	19,846
5-mile	114,452	\$105,125	49,563

Lot 9 (Office) Site Plan

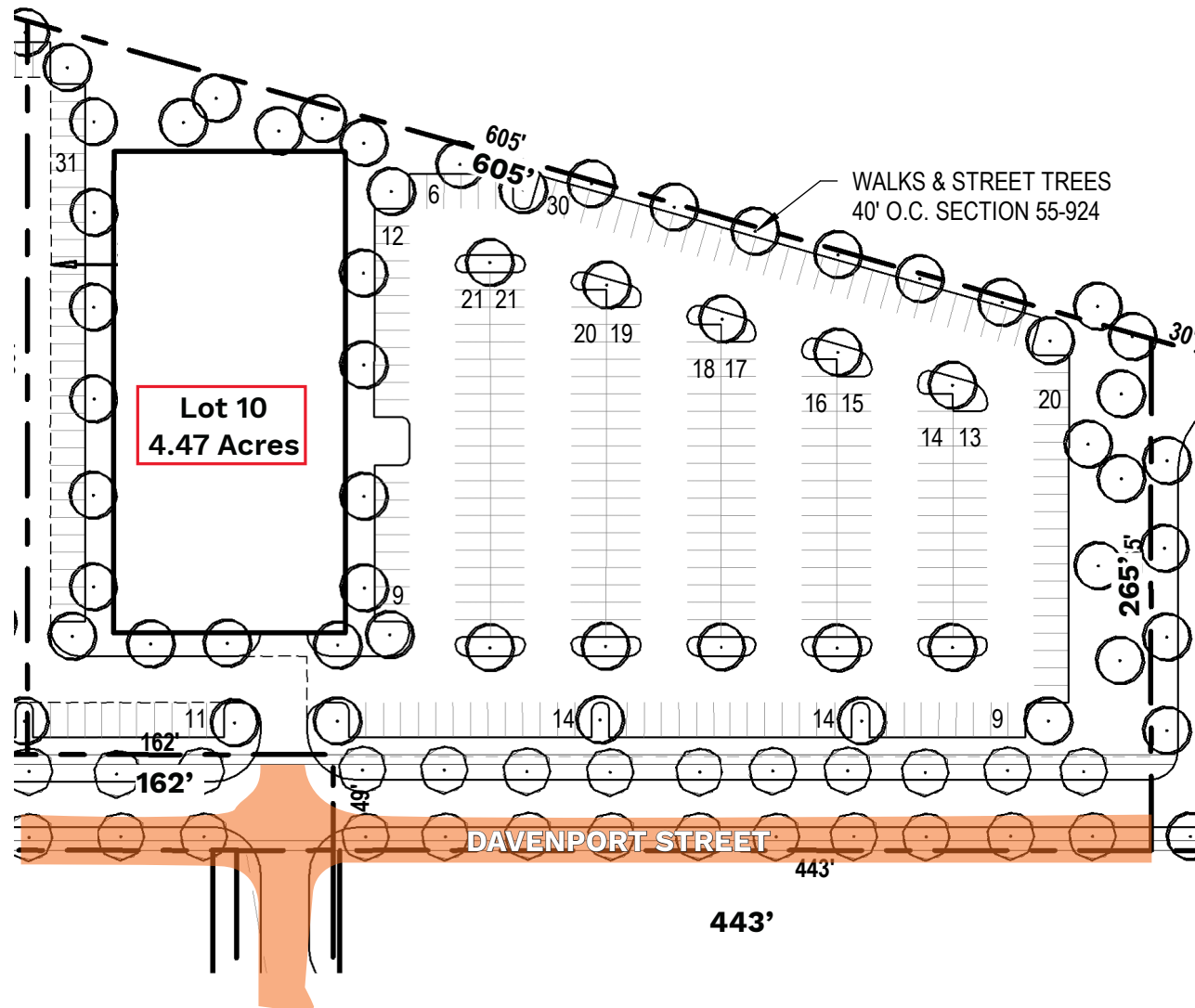
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Lot 10 (Office) Site Plan

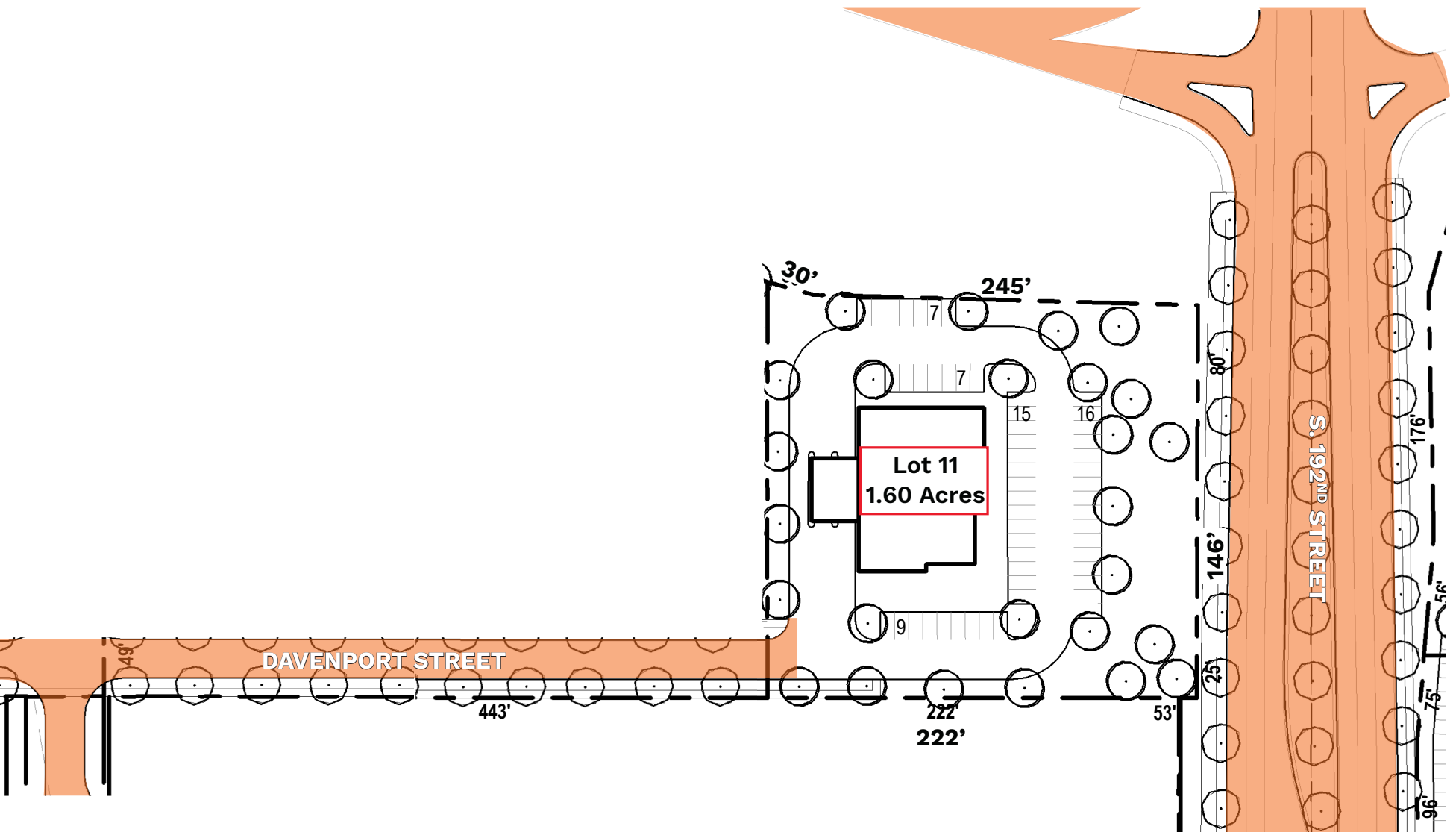
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Lot 11 (Office/Retail) Site Plan

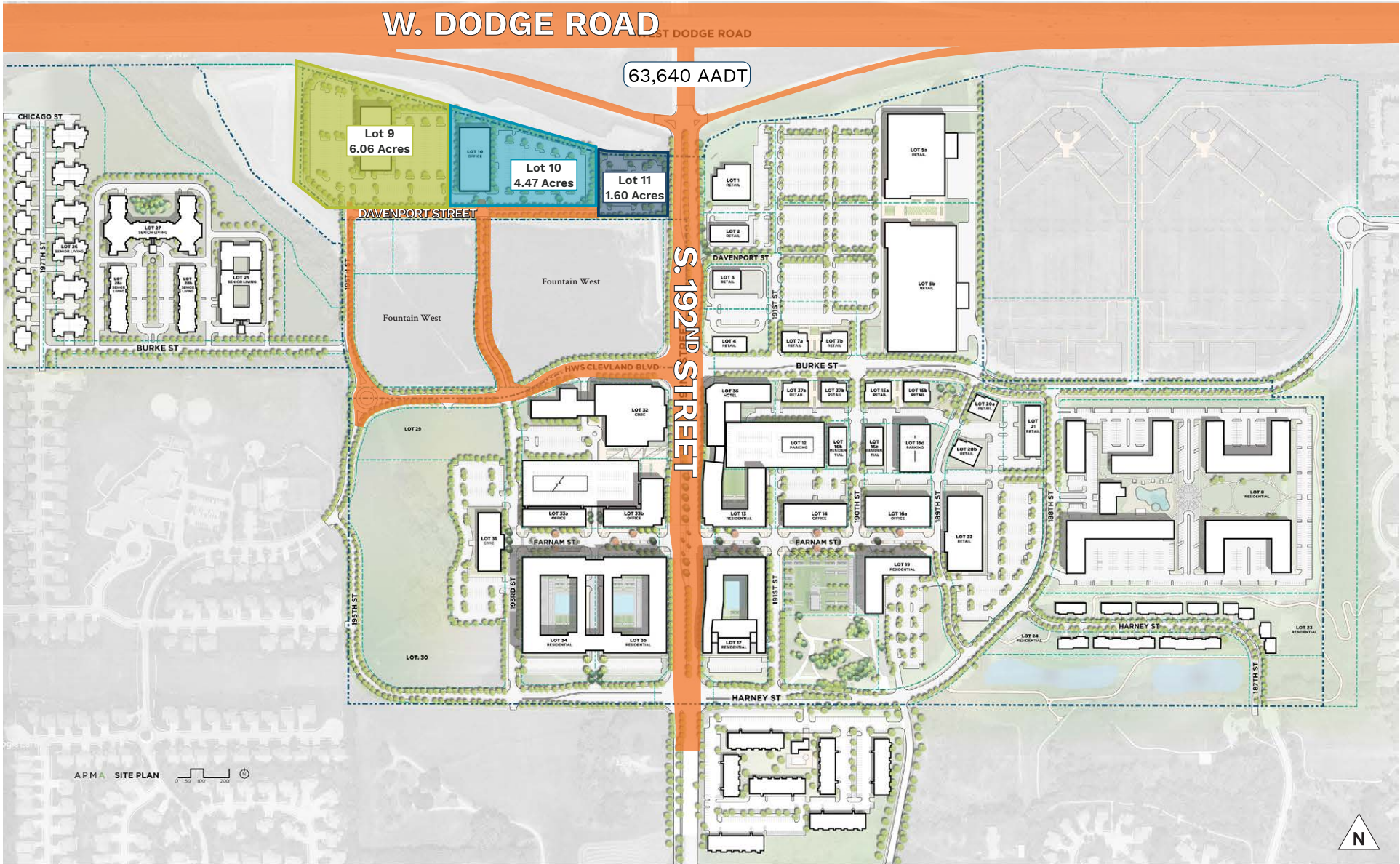
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Site Plan

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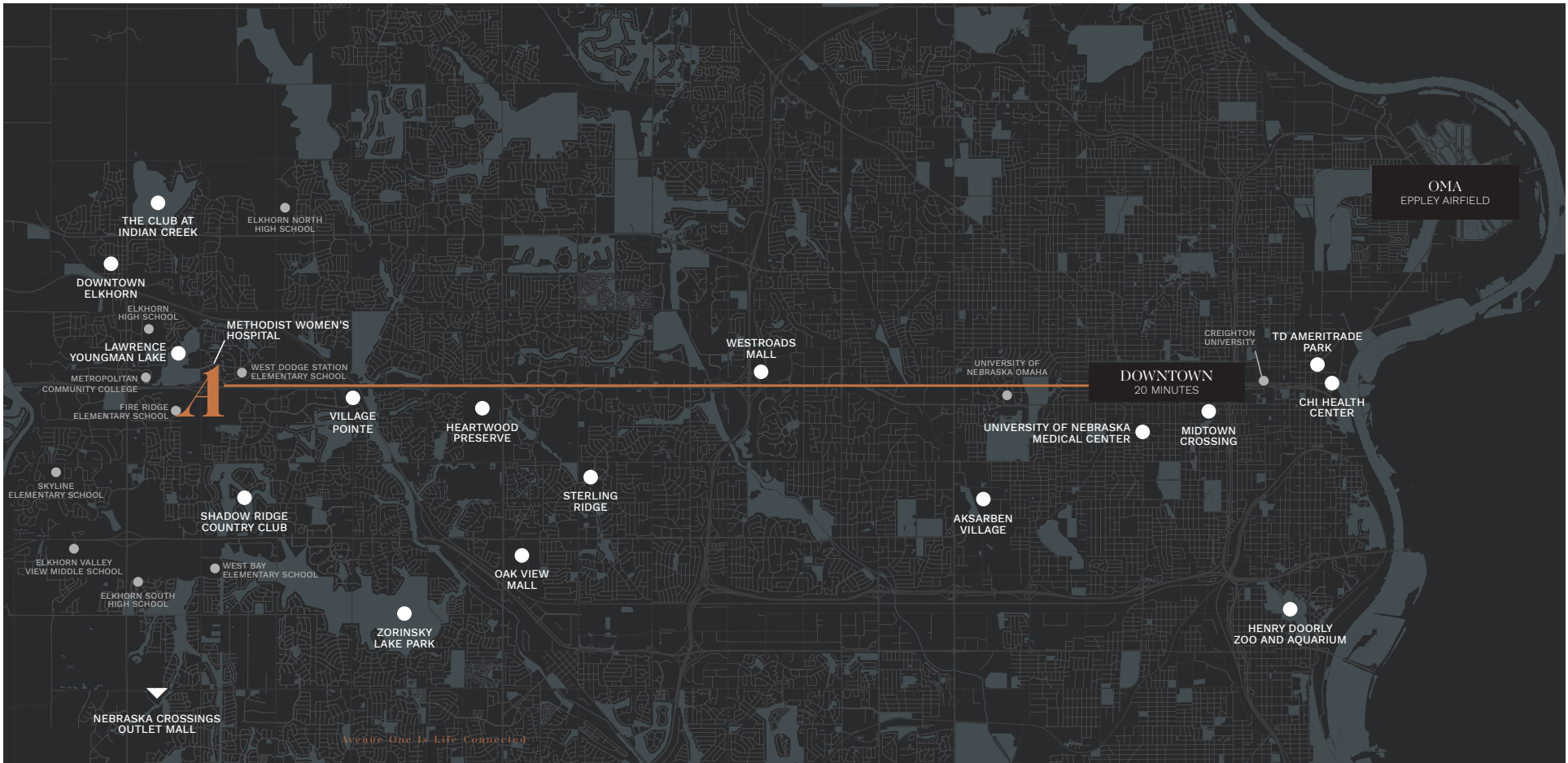
Area Trade Map

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Drive Time Map

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For more information please contact:

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