



**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 32,952 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**

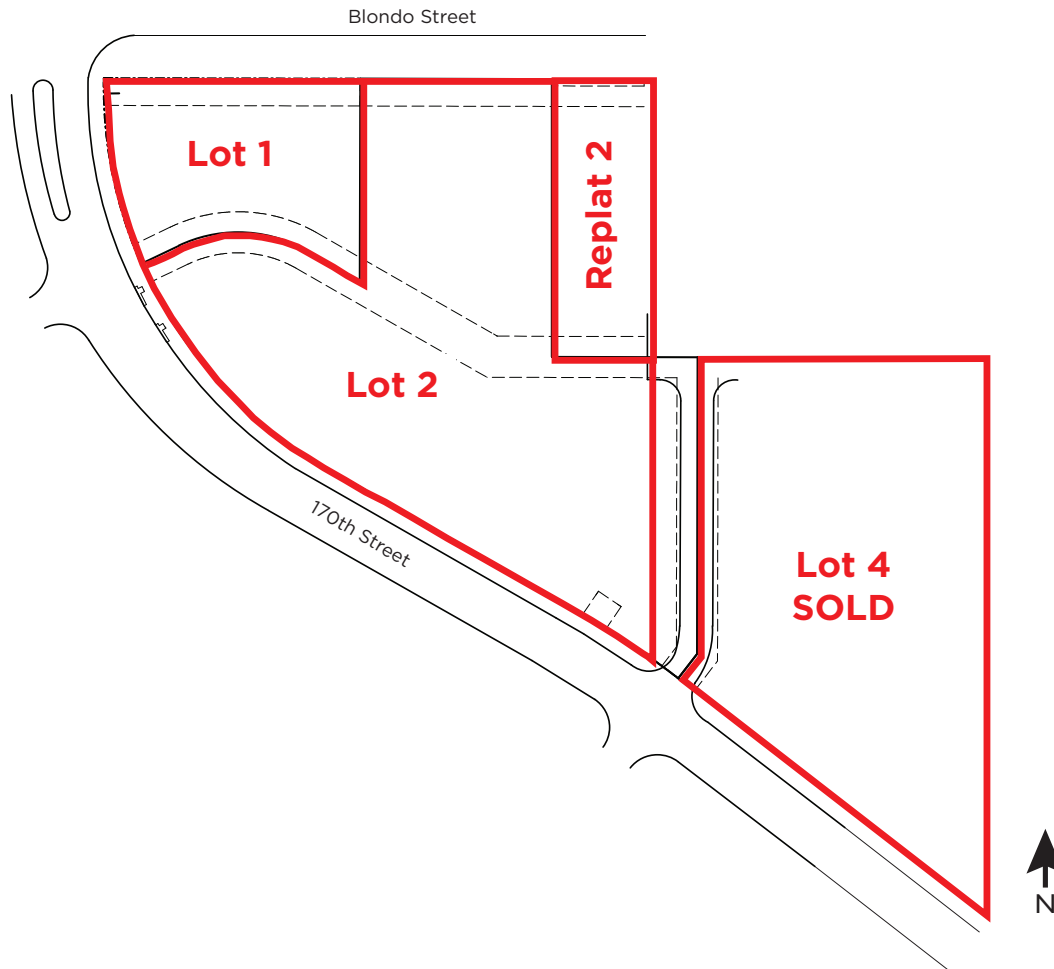
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**Briar Square Land**

168th & Blondo Street / Omaha, NE 68118



**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	32,952 EADT	
R.E. Taxes	Lot 1	\$5,198.86
	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	11,194	\$125,283	3,908
3 Miles	84,353	\$115,104	32,979
5 Miles	193,543	\$107,271	77,214

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