

CUSHMAN & WAKEFIELD

LUND
COMPANY

114TH & GILES ROAD

La Vista, NE 68128

±23 ACRES
\$8,772,793

PROPERTY HIGHLIGHTS

New to market development ground in Sarpy County now available. Great opportunity to be part of all of the recent activity in the nearby Southport development, including the La Vista Sports Complex, Smash Park, Starbucks and upcoming hotel projects. Prime location for owner/user who wants easy access to I-80, great visibility, and doesn't want to wait for sewer expansion. With over a half-mile of visibility along Giles Road, the new owner will have a great opportunity to have tremendous branding in Sarpy County. City of La Vista has indicated they will entertain I-1 (Industrial) or C-3 (Highway Commercial/Office Park) future zoning. Papio-Missouri NRD is also removing the flood plain designation on the property.

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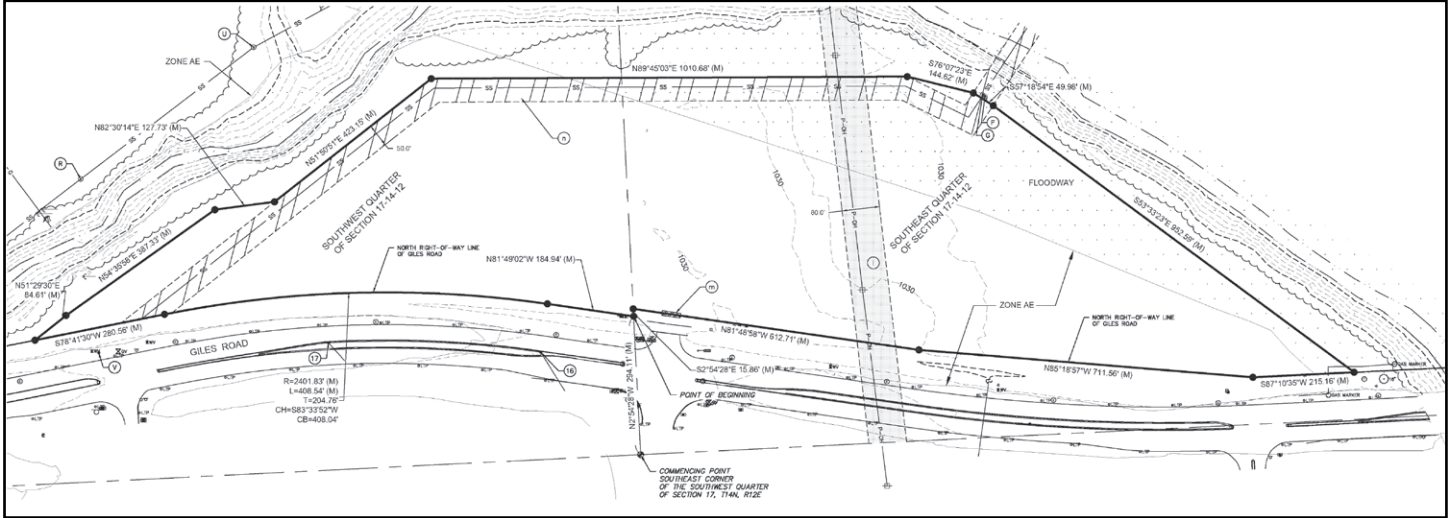
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Property Highlights

Address	114th & Giles Road	Gross SF	± 1,002,605
Sale Price	\$8,772,793	Lot dimensions	Irregular
Price/SF	\$8.75/SF	Flood Plain	Currently, but being removed
Price/Acre	\$381,425	Utilities	In street
Gross Acres	± 23	Zoning	TA (Agricultural)

	1 MILE	3 MILE	5 MILE
POPULATION	2,251	69,424	180,656
AVERAGE HOUSEHOLD INCOME	\$110,270	\$97,606	\$107,369
NUMBER OF HOUSEHOLDS	1,194	28,923	71,467

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AERIAL TRADE MAP



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