

192ND & W. CENTER ROAD

19330 Gold Street & 2525 S. HWS Cleveland
Omaha, NE 68130

13.13 Acres of Land / For Sale



Michael P. Earl / Director of Brokerage Services / michael.earl@lundco.com / +1 402 548 4005
Justin Riviera / Senior Associate / justin.riviera@lundco.com / +1 402 548 4064

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THE CENTER
OF RETAIL**

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PROPERTY OVERVIEW

Two mixed-use lots totaling 13.13 acres available for sale. Both lots are located in the Center Ridge Development on the northwest side of 192nd and West Center Road. Lots are ready for development and **can be divided**. This property was recently annexed by the City of Omaha which will likely lower the tax levy!




PROPERTY HIGHLIGHTS

Sale Price	\$5,353,722
Gross Acres	13.13 AC
Price Per Acre	\$407,747
Total Contiguous	13.13 AC (571,867 SF)
Zoning	Mixed-Use
Lot Dimensions	Irregular
Flood Plain	No
Traffic Count	40,390 (192nd & W Center Road)

Lot	Acres	Price Per SF	Date Available
9	7.72	\$8.95	Immediately
10	5.41	\$9.95	Immediately



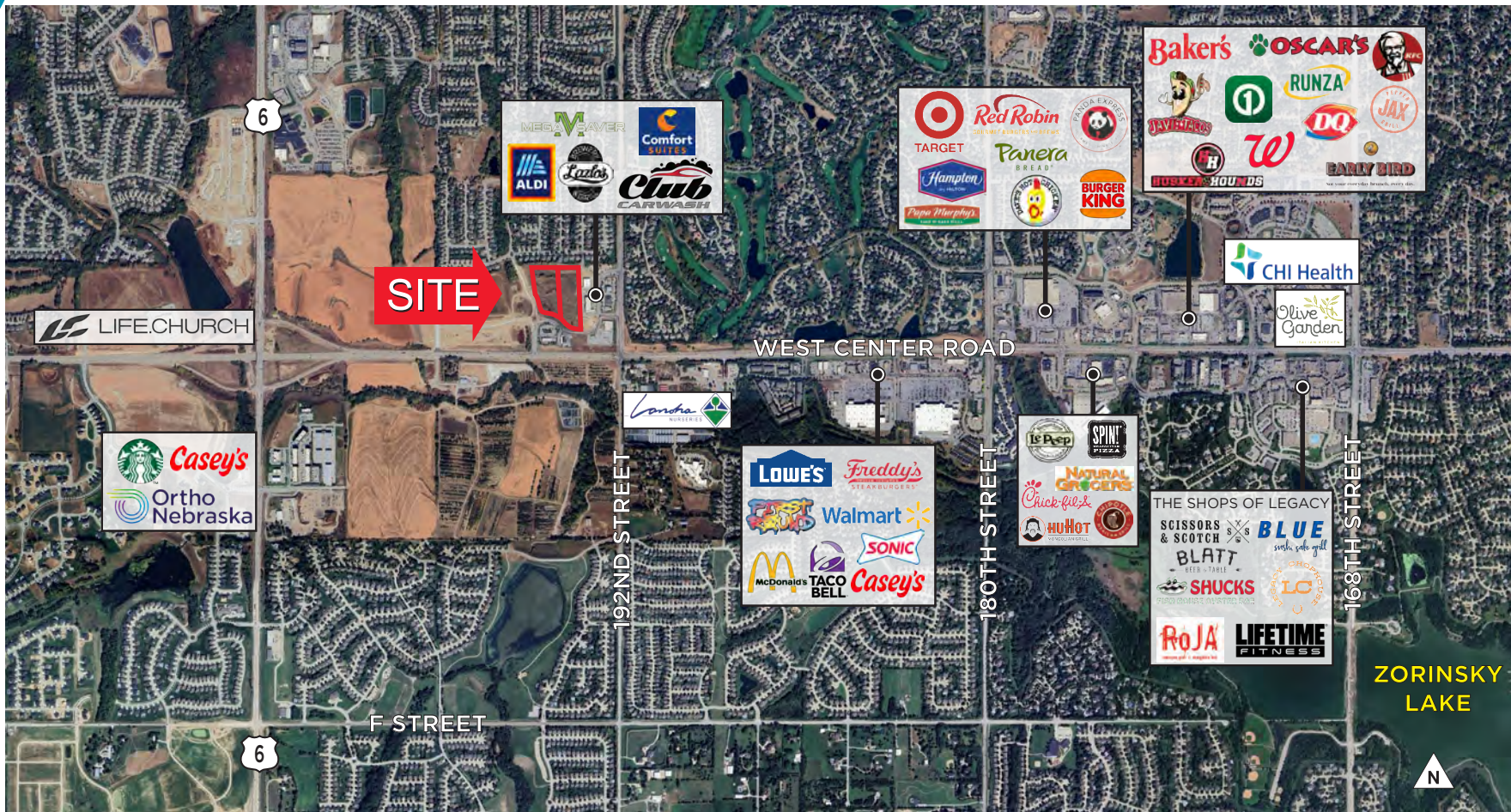
NEIGHBORHOOD DEMOGRAPHICS

	 POPULATION	 MEDIAN HOUSEHOLD INCOME	 NUMBER OF HOUSEHOLDS
1 Mile	8,900	\$ 196,300	2,901
3 Miles	65,519	\$150,418	22,954
5 Miles	172,115	\$125,643	61,698

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450 Regency Parkway, Suite 200
Omaha, NE 68114
+1 402 393 8811
lundco.com

TRADE MAP



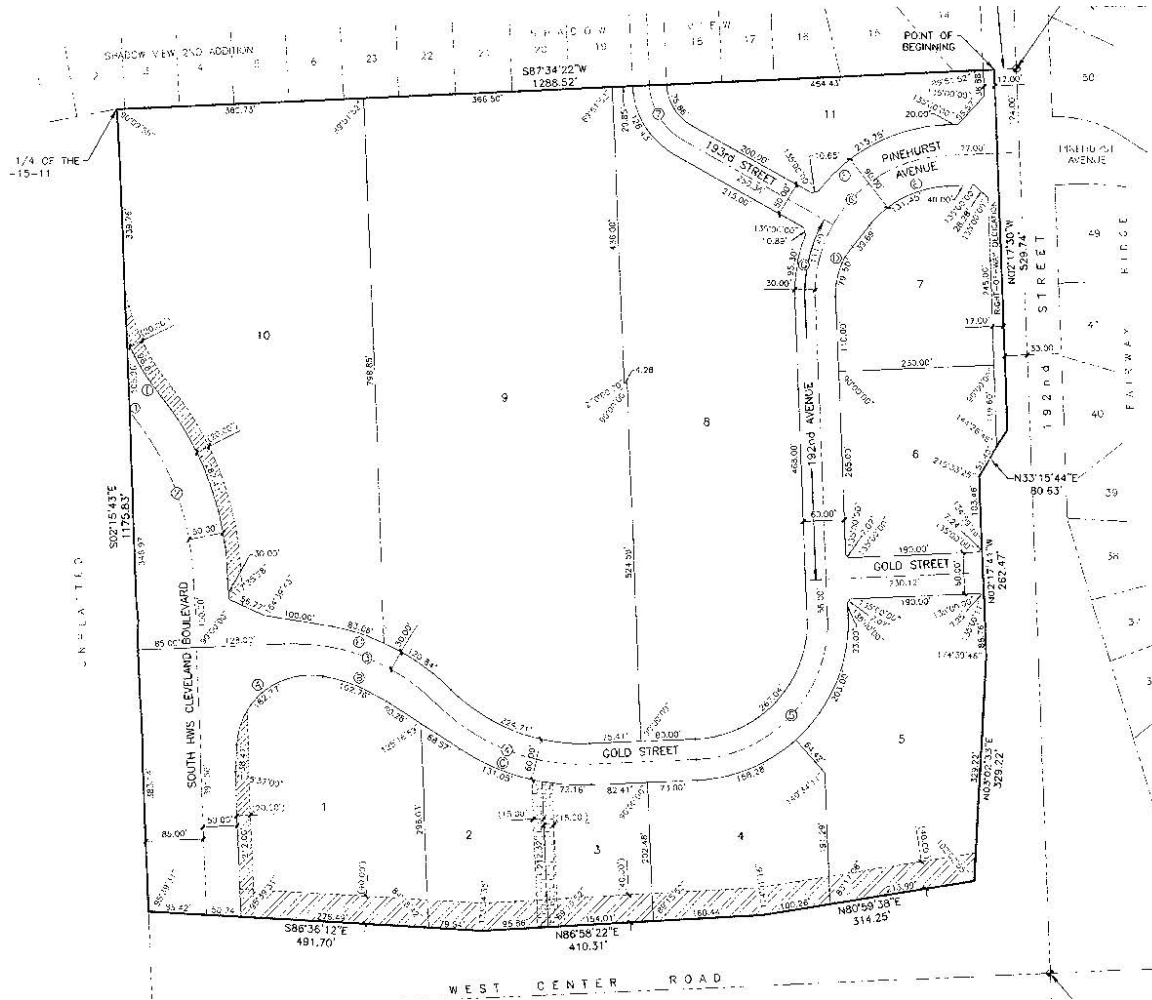


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SURVEY



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