

VILLAGE
POINTE

W Dodge Rd

MARCUS
THEATRES

Nebraska
Medicine



MADONNA
Rehabilitation Hospitals

BERKSHIRE
HATHAWAY
HOME SERVICES

CORE
BANK

KUGLERVISION

KWELITE
KELLERWILLIAMS REALTY



Hyper
energy bar

Burke St

Walgreens

SITE



S 180th St

N NODDLETM
COMPANIES

Sam Noddle
sam@noddlecompanies.com
(402)943-9699

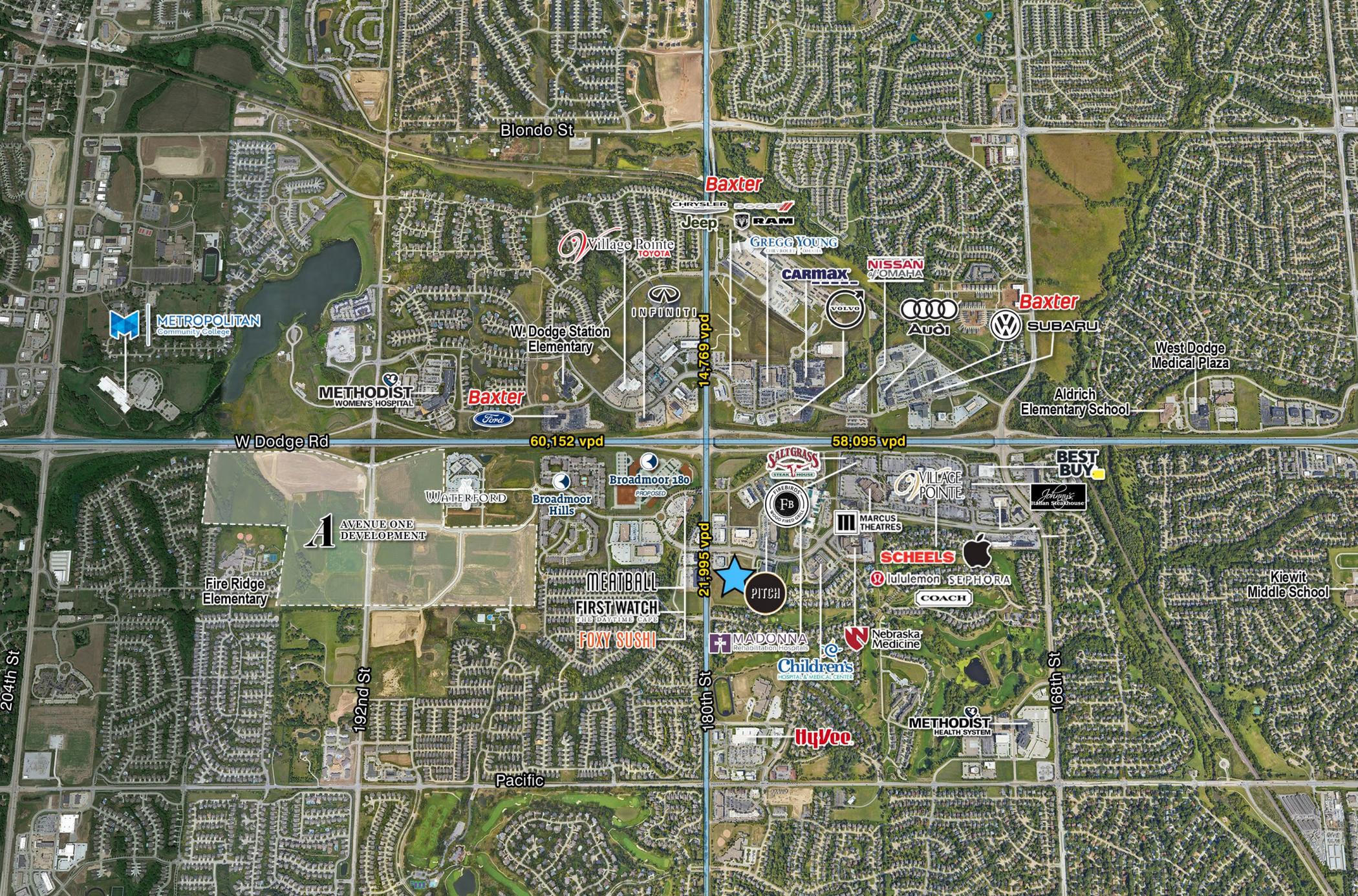
Brayden Mussman
brayden@noddlecompanies.com
(402)680-3996

FOR SALE

1.19 ACRES

180TH & BURKE - WEST

180th Street & Burke Street | Omaha, Nebraska



Sam Noddle
 sam@noddlecompanies.com
 (402)943-9699

Brayden Mussman
 brayden@noddlecompanies.com
 (402)680-3996





Property Highlights

Location: 180th & Burke - West Omaha, NE

Available: 1.19 Acres

Price: \$1,391,000

Information furnished is from sources deemed reliable, but is not guaranteed by Noddle Companies, or its agents, and is subject to change, corrections, errors and omissions, prior sales or withdrawal, without notice.

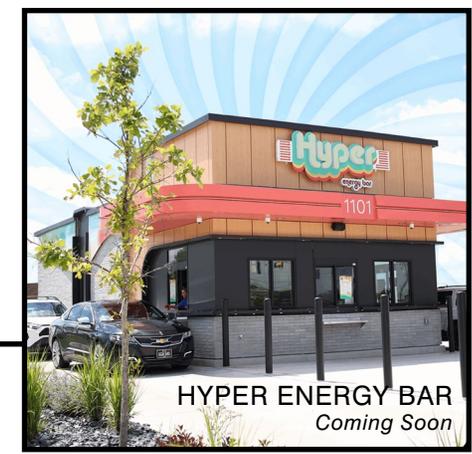
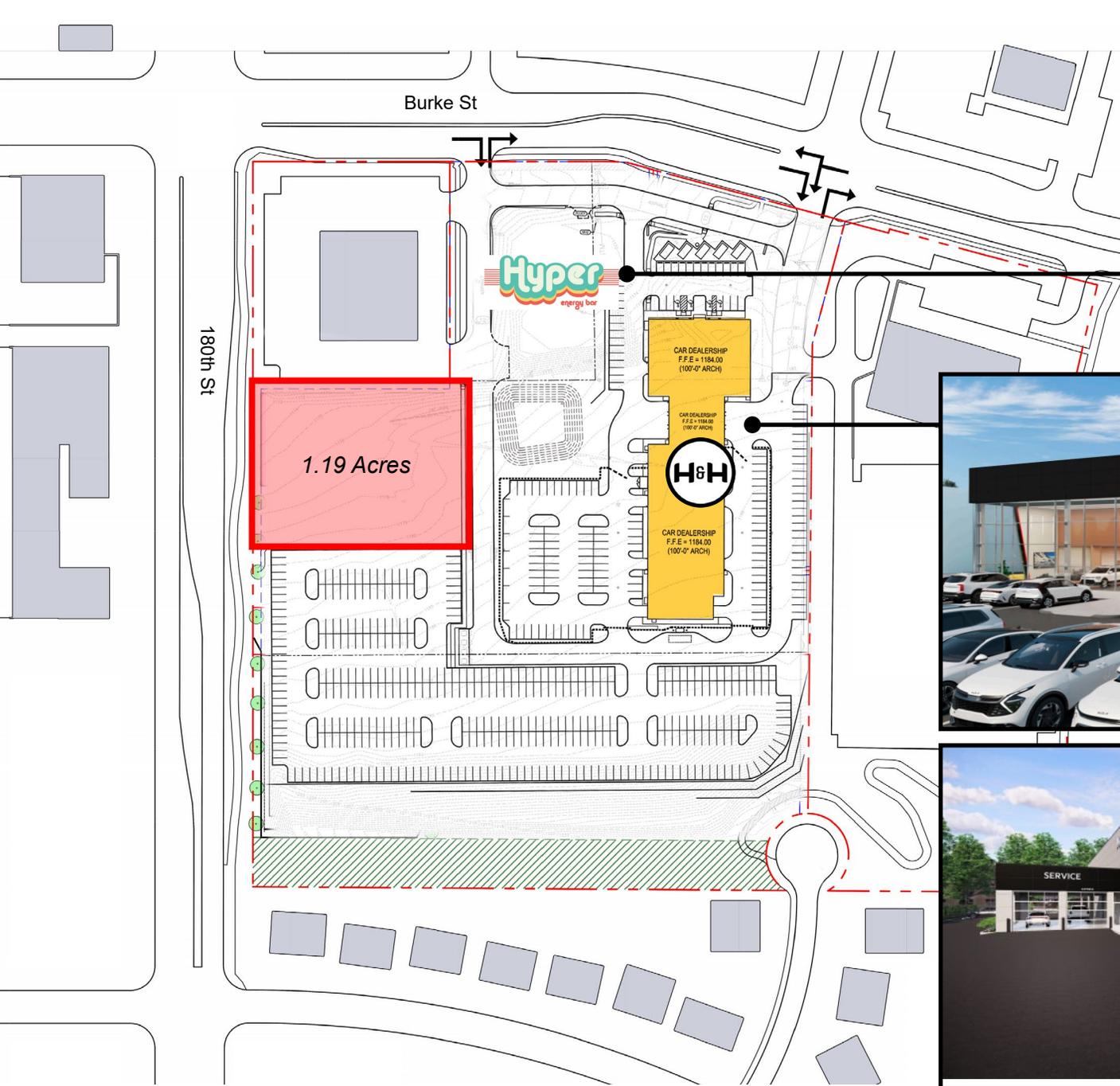
Demographics

| | 1 mile | 3 mile | 5 mile |
|--------------------------|-----------|-----------|-----------|
| Population | 6,658 | 84,050 | 192,900 |
| Average Household Income | \$192,350 | \$181,383 | \$167,385 |
| Median Age | 39.3 | 37.9 | 38.2 |
| Daytime Demographics | 8,490 | 43,979 | 124,522 |

Sam Noddle
sam@noddlecompanies.com
(402)943-9699

Brayden Mussman
brayden@noddlecompanies.com
(402)680-3996





Sam Noddle
sam@noddlecompanies.com
(402)943-9699

Brayden Mussman
brayden@noddlecompanies.com
(402)680-3996



180TH & W. DODGE RD

1 MILE 3 MILE 5 MILE

| | 1 MILE | 3 MILE | 5 MILE | |
|------------|---|-----------|-----------|-----------|
| POPULATION | 2025 Estimated Population | 5,802 | 80,045 | 187,194 |
| | 2030 Projected Population | 5,875 | 81,969 | 194,366 |
| | 2020 Census Population | 6,201 | 80,191 | 184,556 |
| | 2010 Census Population | 3,665 | 60,474 | 146,071 |
| | Projected Annual Growth 2025 to 2030 | 0.3% | 0.5% | 0.8% |
| | Historical Annual Growth 2010 to 2025 | 3.9% | 2.2% | 1.9% |
| | 2025 Median Age | 39.5 | 39.1 | 39.0 |
| HOUSEHOLDS | 2025 Estimated Households | 2,439 | 30,158 | 70,880 |
| | 2030 Projected Households | 2,472 | 31,169 | 74,191 |
| | 2020 Census Households | 2,445 | 28,860 | 67,232 |
| | 2010 Census Households | 1,447 | 21,783 | 53,520 |
| | Projected Annual Growth 2025 to 2030 | 0.3% | 0.7% | 0.9% |
| | Historical Annual Growth 2010 to 2025 | 4.6% | 2.6% | 2.2% |
| ETHNICITY | 2025 Estimated White | 85.2% | 86.3% | 85.4% |
| | 2025 Estimated Black or African American | 2.2% | 2.6% | 3.4% |
| | 2025 Estimated Asian or Pacific Islander | 6.7% | 5.4% | 4.7% |
| | 2025 Estimated American Indian or Native Alaskan | - | 0.2% | 0.2% |
| | 2025 Estimated Other Races | 5.8% | 5.5% | 6.2% |
| | 2025 Estimated Hispanic | 5.6% | 5.5% | 6.2% |
| INCOME | 2025 Estimated Average Household Income | \$186,069 | \$182,227 | \$168,842 |
| | 2025 Estimated Median Household Income | \$117,403 | \$143,219 | \$131,172 |
| | 2025 Estimated Per Capita Income | \$78,205 | \$68,685 | \$63,966 |
| EDUCATION | 2025 Estimated Elementary (Grade Level 0 to 8) | 0.8% | 1.0% | 1.3% |
| | 2025 Estimated Some High School (Grade Level 9 to 11) | 0.7% | 0.9% | 1.2% |
| | 2025 Estimated High School Graduate | 8.9% | 11.1% | 13.6% |
| | 2025 Estimated Some College | 14.4% | 17.9% | 19.2% |
| | 2025 Estimated Associates Degree Only | 8.7% | 8.5% | 8.6% |
| | 2025 Estimated Bachelors Degree Only | 39.2% | 37.5% | 35.1% |
| | 2025 Estimated Graduate Degree | 27.4% | 23.1% | 21.0% |
| BUSINESS | 2025 Estimated Total Businesses | 381 | 2,811 | 6,253 |
| | 2025 Estimated Total Employees | 10,381 | 29,454 | 68,153 |
| | 2025 Estimated Employee Population per Business | 27.2 | 10.5 | 10.9 |
| | 2025 Estimated Residential Population per Business | 15.2 | 28.5 | 29.9 |

Sam Noddle
sam@noddlecompanies.com
(402)943-9699

Brayden Mussman
brayden@noddlecompanies.com
(402)680-3996



FOR SALE

1.19 ACRES

180TH & BURKE - WEST

180th Street & Burke Street | Omaha, Nebraska

Sam Noddle

sam@noddlecompanies.com

(402)943-9699

Brayden Mussman

brayden@noddlecompanies.com

(402)680-3996



1501 Mike Fahey St | Suite 300

Omaha, Nebraska 68102

(402)496-1616

