

SE Corner of 192nd & Harrison St, Omaha, NE

FOR SALE 1.28 - 3.22 Acres Available



Price: \$1,095,000

Offered By: Nebraska Realty - Commercial Division
17117 Burt Street, Omaha, NE

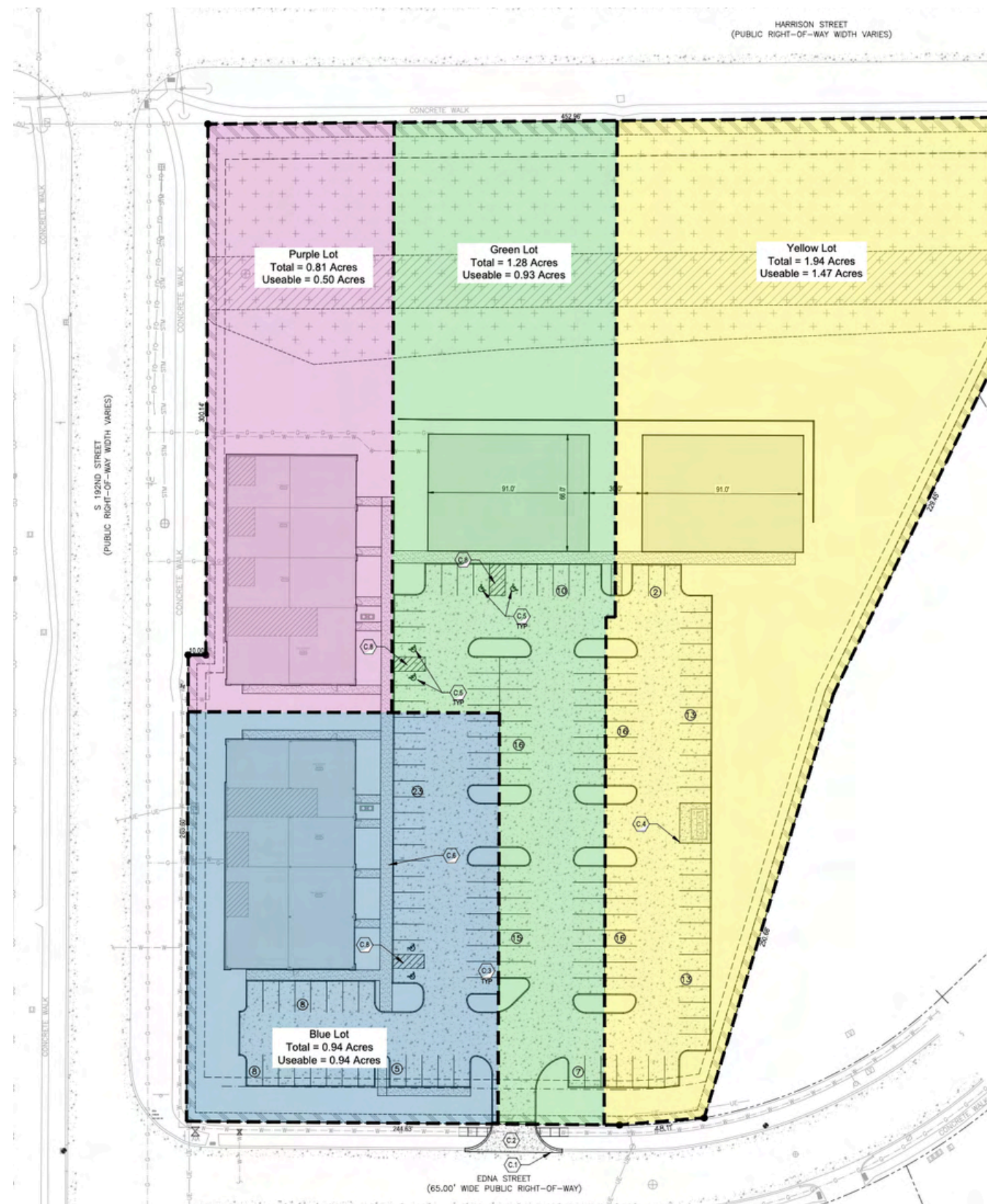
Ross Friehe, Esq.

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402.690.5673



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OFFERING SUMMARY



Nebraska Realty is pleased to present Sugar Creek Commercial Land. A rare, fully-entitled commercial development opportunity at the signalized intersection of 192nd Street and Harrison Street in Sarpy County, Nebraska. Nebraska's fastest growing county.

Two of the four lots are sold and set to start grading late Summer for retail development. Between the two lots that are available, they offer 1.28 up to 3.22 Acres in total. The lots are zoned BG **(General Business District)** with strong visibility of **56,000+ daily vehicles**.

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PROPERTY DETAILS & HIGHLIGHTS

Total Price (3.22 Acres)	\$1,095,000
Total Price Per SF	\$7.80 PSF
Green Lot (Call for Pricing)	1.28 Acres
Yellow Lot (Call for Pricing)	1.94 Acres
Zoning	General Business (BG)
Daily Traffic Count	56,000+
Utilities	To Site
Grading	Net-Zero

KEY Property HIGHLIGHTS

- 1.28 - 3.22 Acres Available
- Proposed Retail Development on Adjacent Sold Lots
- 56,000+ Daily Vehicles
- Fastest Growing County in Nebraska
- Flexible BG (General Business) Zoning
- Shovel-Ready
- Engineer Complete
- On-Site Utilities



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Demographics & Market Profile

Sugar Creek is positioned in one of Nebraska’s fastest growing markets. The surrounding area demonstrates strong household income, young demographics, and sustained population growth - ideal for a broad range of uses.

1-MILE POPULATION

~10K

Immediate trade area

3-MILE POPULATION

~42.5K

Primary trade area

5-MILE POPULATION

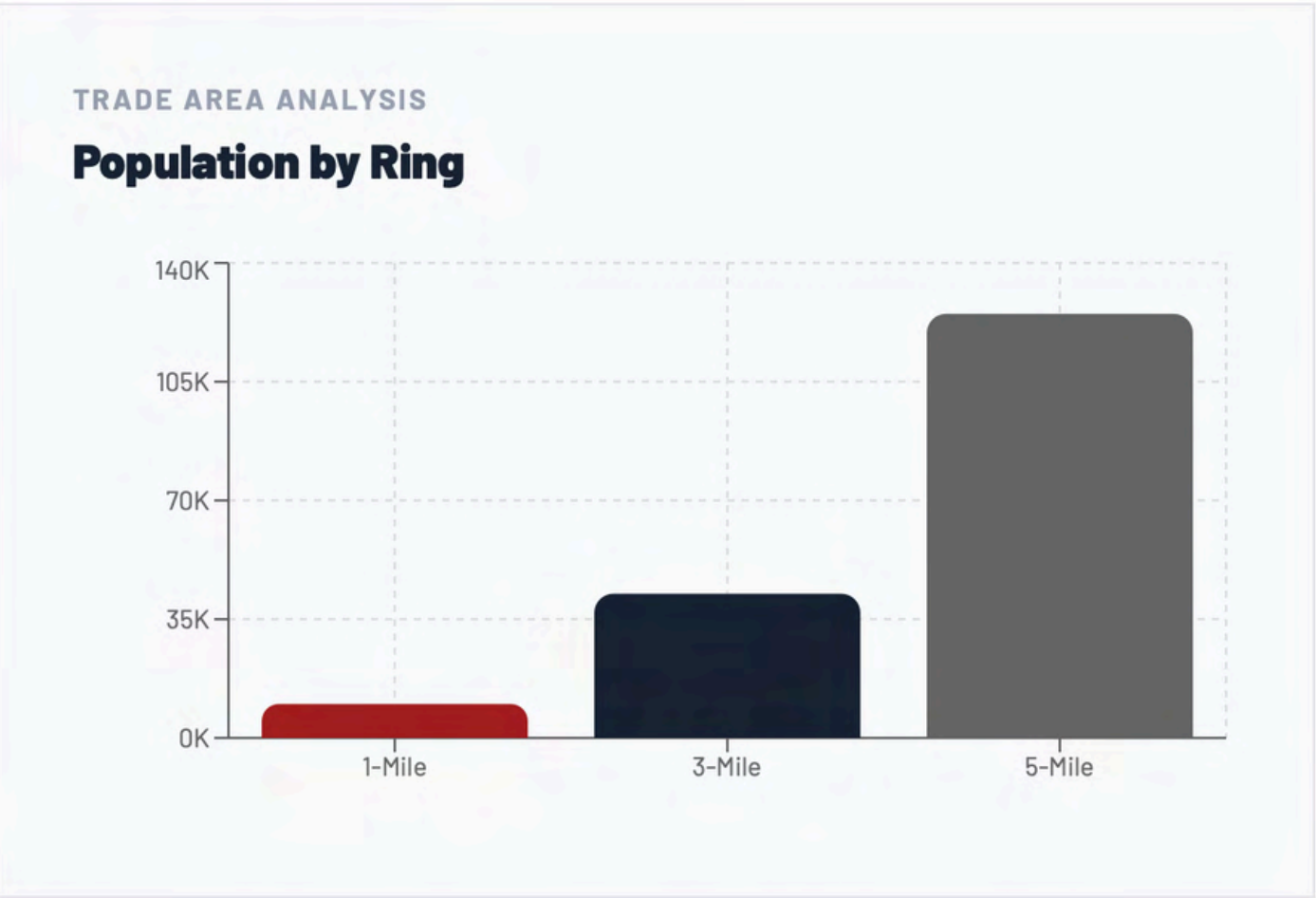
~125K

Secondary trade area

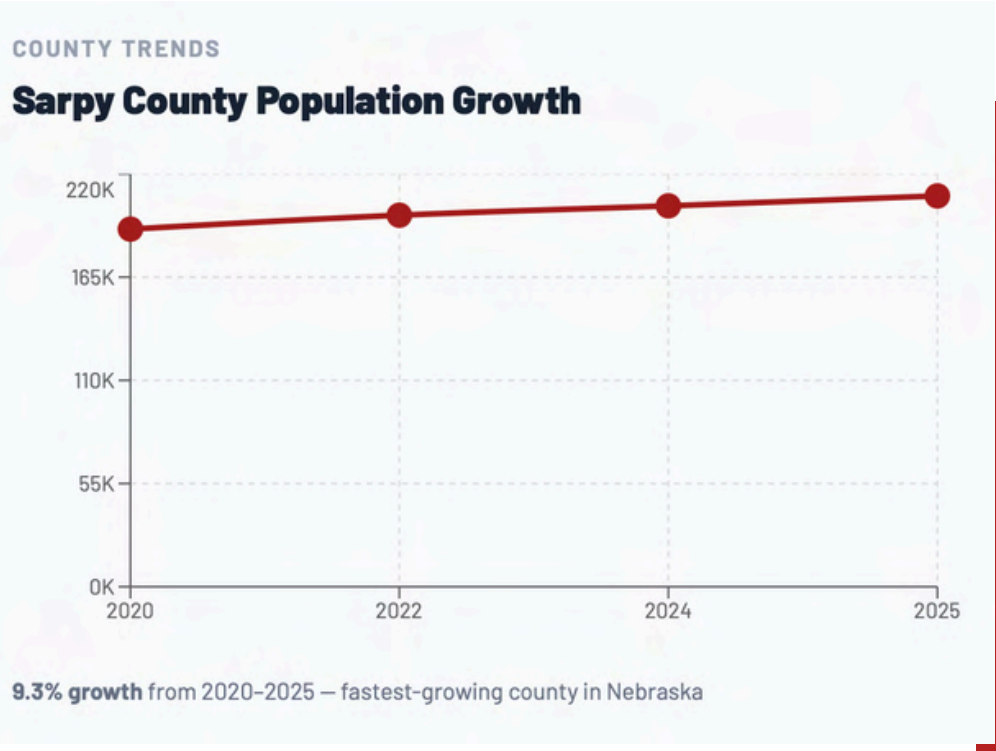
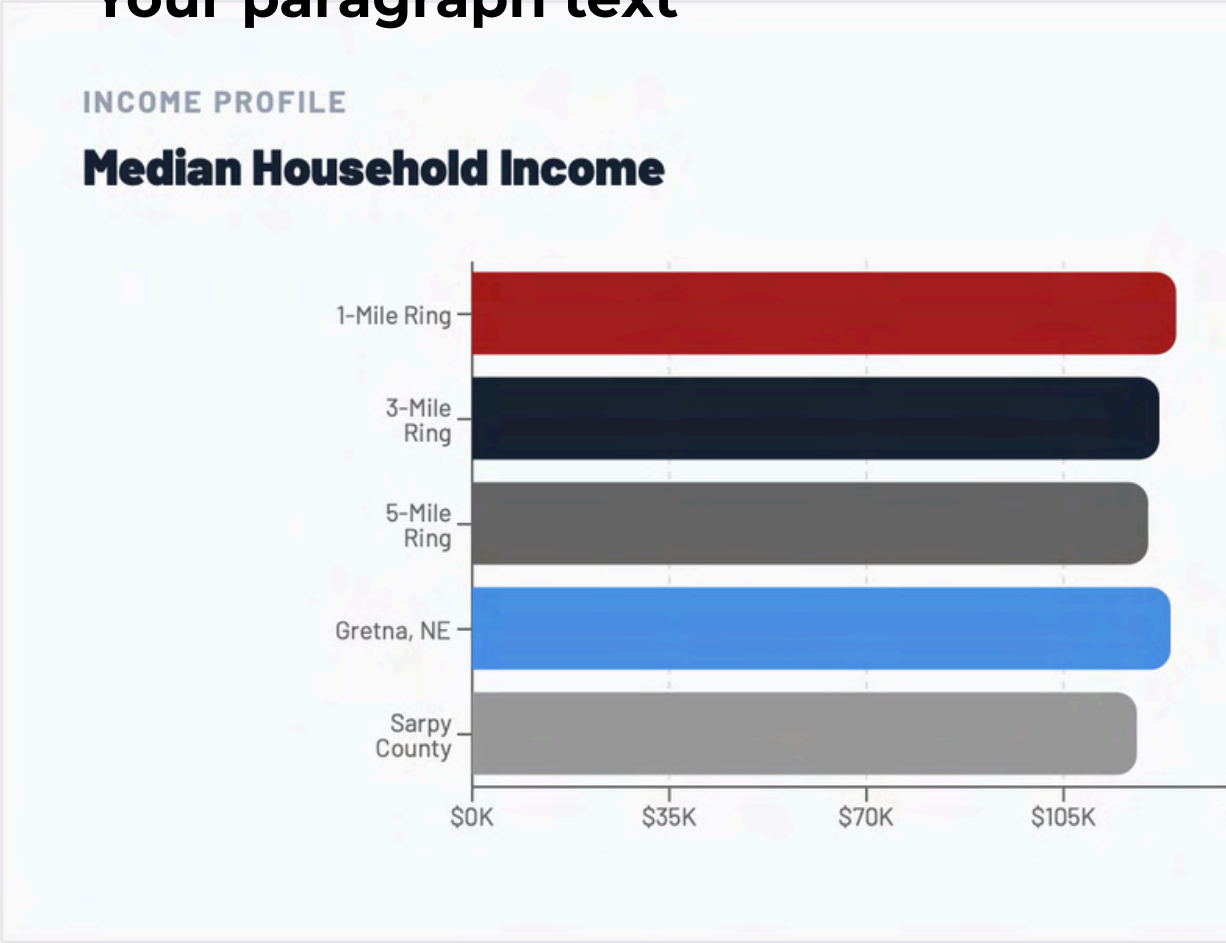
MEDIAN HH INCOME

\$125K

1-mile ring (2024)



Your paragraph text



KEY DEMOGRAPHICS

Gretna, Nebraska Profile

Median Age	36.3 years
Under 18 Years	30.5%
Bachelor's Degree+	50.4%
Homeownership Rate	75.3%
Poverty Rate	4.2%
Avg Commute Time	21.1 min

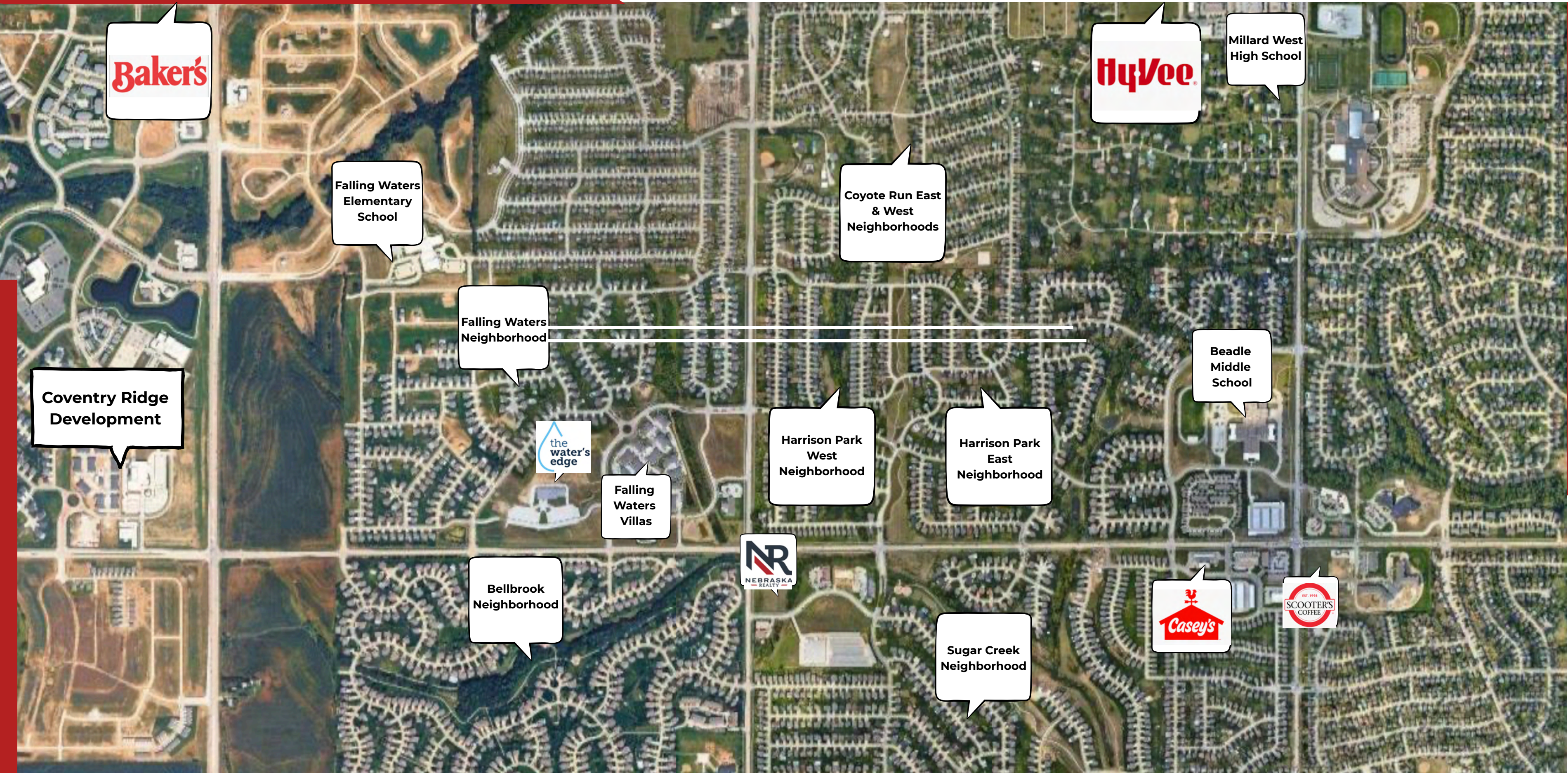
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AERIAL MAP



Baker's

HyVee

Millard West
High School

Falling Waters
Elementary
School

Coyote Run East
& West
Neighborhoods

Falling Waters
Neighborhood

Beadle
Middle
School

Coventry Ridge
Development

the
water's
edge

Falling
Waters
Villas

Harrison Park
West
Neighborhood

Harrison Park
East
Neighborhood

Bellbrook
Neighborhood

NR
NEBRASKA
REALTY

Sugar Creek
Neighborhood

Casey's

EST. 1998
SCOOTER'S
COFFEE