

**40± AC Light Mfg Land
For Sale - Near Offutt AFB
Omaha/Bellevue NE 68005**

**Improved Sale Price: \$775,000
Per Acre \$ 19,145.00**

**2 Miles from the New \$60M 100,000 SF Waterpark
And 3 Hotel Complex
Due to Open in 2026**

Property

Land: 40.48 Acres
Zoned: Light Manufacturing
Located: 4 miles from Offutt Air Force Base
2 mi from Hwy 75/Kennedy Frwy
4.5 mi from Interstate 29
12 mi from Interstate 80
Next to Keystone Trail
Electricity: OPPD **Taxes:** \$2,784.94 **Tillable:** 94%
Topography: Gently Rolling



Note: All measurements are approximate, not drawn to scale. This ground is subject to the Southern Sarpy Watershed Partnership

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Commercial
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Omaha NE 68118

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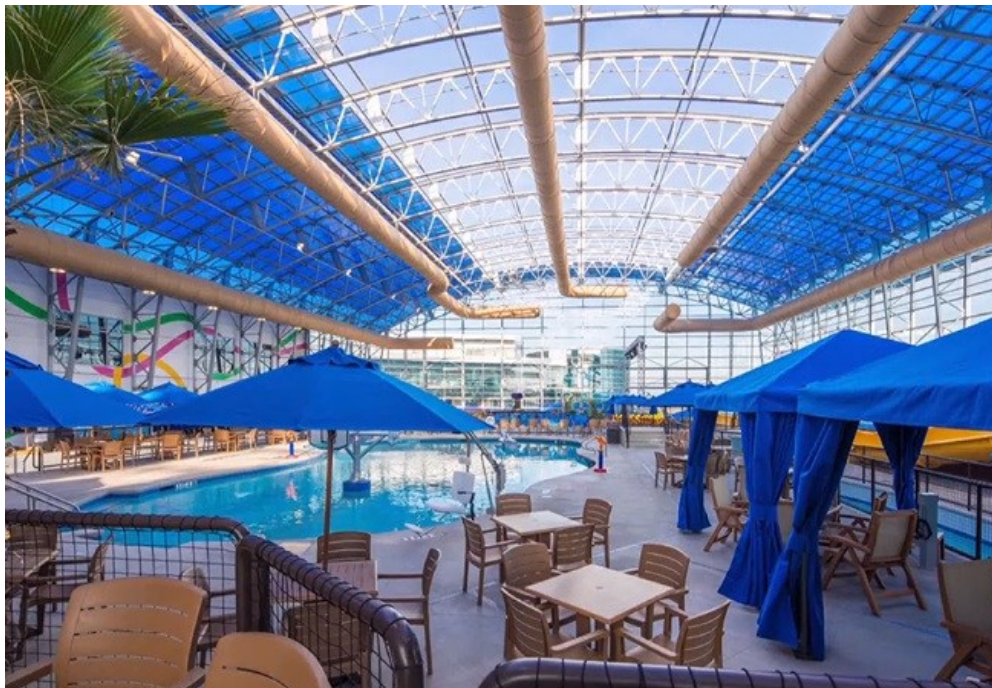
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New 100,000 SF Indoor Water Park & 3 Hotels to Open in 2026 - 2 Mi From The Land For Sale



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