



**6610 N 264<sup>TH</sup> CIRCLE | VALLEY, NE 68064**  
7 ACRES WITH 1,968 SF WAREHOUSE

## LAND AND WAREHOUSE FOR SALE | VALLEY, NE



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**PJ MORGAN**  
REAL ESTATE



## PROPERTY DETAILS

PRICE	\$5,000,000
PROPERTY TAXES	\$3,464.26
ACRES	7
ZONING	C3

## DESCRIPTION

Positioned along the rapidly developing 264th corridor in Valley, NE, this 7-acre property offers a rare opportunity to secure land in a high-growth area between Omaha and Fremont. The site features direct visibility from Hwy 275, providing excellent exposure in a corridor experiencing ongoing residential, retail, and mixed-use development. The property includes a 1,968 SF warehouse/office building with two oversized overhead doors, functional shop space, and an office area with restroom and kitchenette. Positioned in the path of ongoing residential, retail, and mixed-use development, this property is well-suited for owner-users, investors, or businesses seeking long-term upside in a rapidly evolving corridor.

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## PROPERTY & LOCATION HIGHLIGHTS

- 7 acres of level, C3-zoned land provide flexible use potential with strong visibility from Hwy 275 in a rapidly developing corridor.
- 1,968 SF warehouse/office building supports both shop and administrative needs with a functional layout.
- Two oversized overhead doors and ample shop space accommodate equipment, vehicles, and storage.
- Gravel yard and open acreage offer ideal space for outdoor storage, staging, and future expansion.
- Flat, usable land includes an existing irrigation system, supporting current use or future improvements.
- Positioned near the Valley Landing development and other major projects along the 264th corridor, placing the property directly in the path of continued growth.

## BUILDING INFORMATION

<b>BUILDING SIZE</b>	1,968
<b>PROPERTY TAXES</b>	\$3,464.26
<b>YEAR BUILT</b>	2005
<b>ZONING</b>	C3
<b>LOT SIZE (ACRES)</b>	7
<b>LOT SIZE</b>	304,920 SF
<b>SUBMARKET</b>	Northwest Omaha

## DEMOGRAPHICS

<b>POPULATION</b>	2 MILES	5 MILES	10 MILES
<b>TOTAL POPULATION</b>	3,642	11,212	125,562
<b>AVERAGE AGE</b>	46.2	43.5	39.3

<b>HOUSEHOLDS</b>	2 MILES	5 MILES	10 MILES
<b>TOTAL HOUSEHOLDS</b>	1,550	4,422	50,565
<b>PEOPLE PER HH</b>	2.3	2.5	2.8
<b>AVERAGE HH INCOME</b>	\$132,285	\$141,065	\$159,291
<b>AVERAGE HH VALUE</b>	\$604,464	\$468,942	\$405,253

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# PHOTOS

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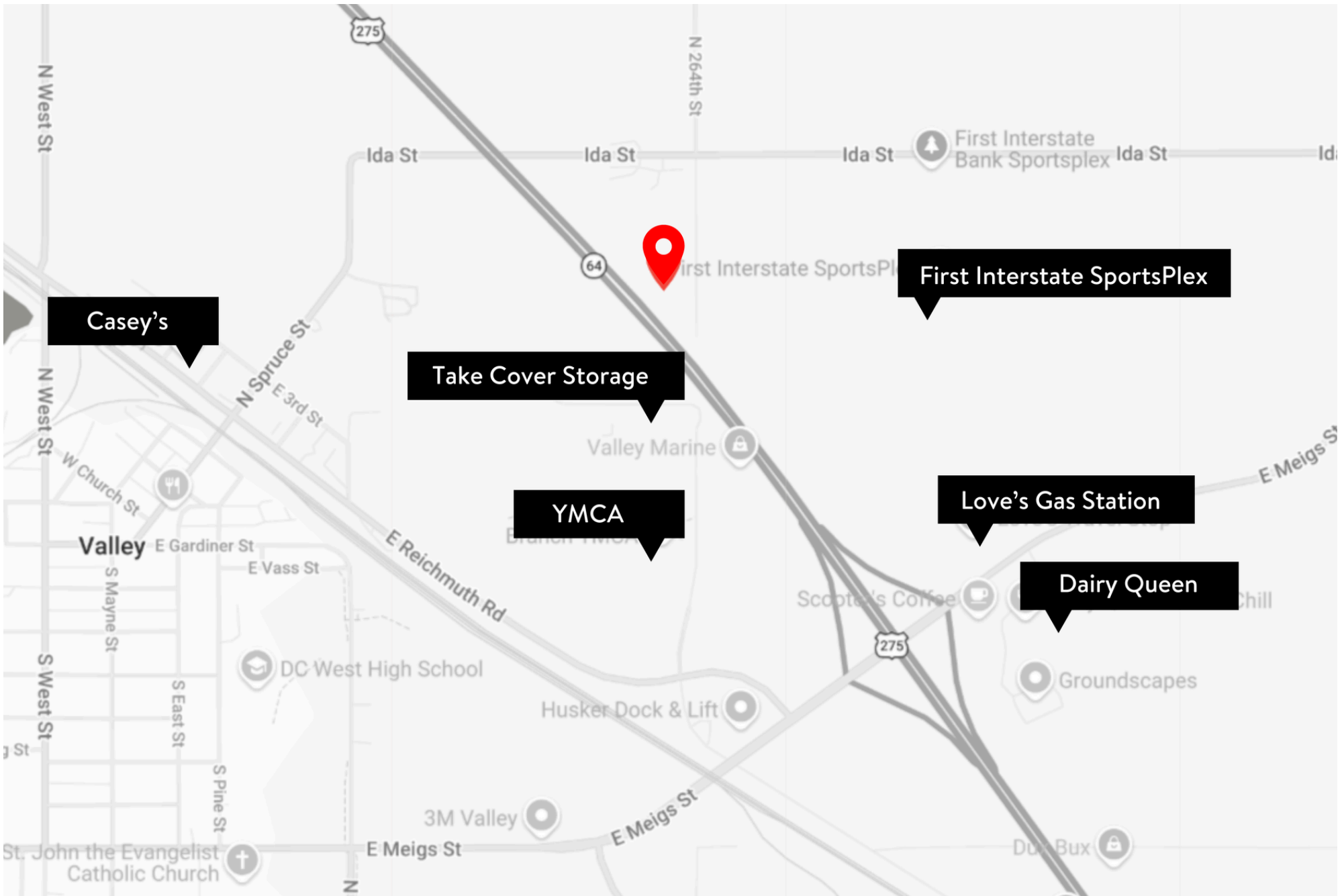
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## AREA BUSINESSES

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