

8902 N 300 ST

7,500 SF | \$1,100,000

8902 N 300TH STREET, VALLEY, NE 68064



**INVESTORS
REALTY INC.**

WWW.INVESTORSOMAHA.COM



BRIAN FARRELL

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OFFERING SUMMARY

SALE PRICE:	\$1,100,000
Building Size:	7,500 SF
Price / SF:	\$146.67
Lot Size:	0.69 Acres
Property Type:	Industrial
Year Built:	2017

PROPERTY OVERVIEW

7,500 SF flex building available

PROPERTY HIGHLIGHTS

- Flexible Use Potential — property well-suited for continued event operations or redevelopment for alternative commercial/industrial use
- High-visibility, easy access location via HWY 275

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	107	1,890	4,980
Average Age	44.4	49.2	46
HOUSEHOLDS			
Total Households	38	832	2,098
People Per HH	2.8	2.3	2.4
Average HH Income	\$160,740	\$144,766	\$137,098
Average HH Value	\$542,933	\$533,774	\$469,083

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SITE AERIAL

ner Airport-NE56

chmuth Rd

W Reichmuth Rd

W Reichmuth Rd

W Reichmuth Rd

W Reichmuth Rd

N 300th St

N 300th St

Google

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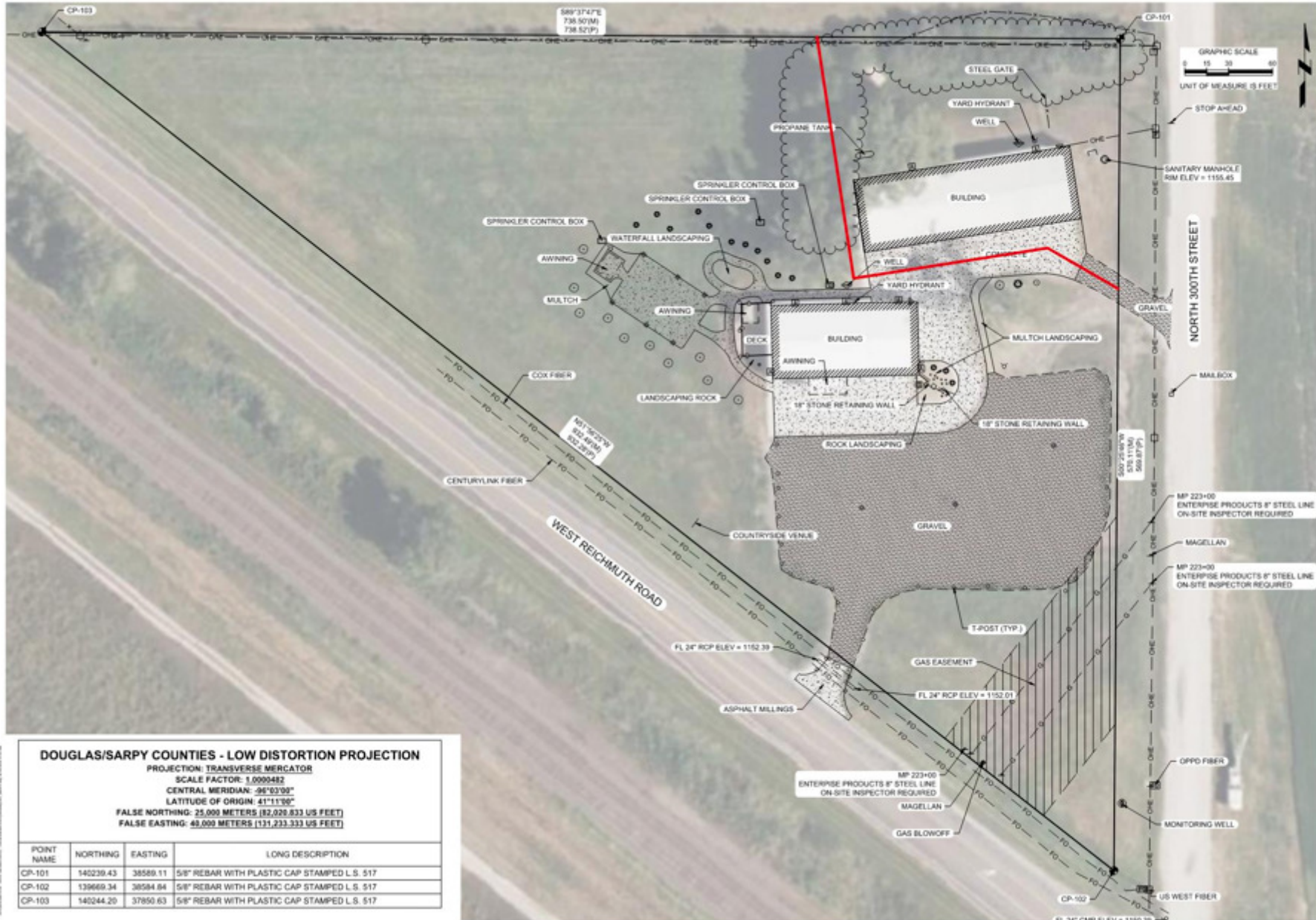
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2022
LOT 2 JOSHUA ESTATE
LOT 2 SEC. 22-116N-R9E
DOUGLAS COUNTY, NEBRASKA

SOCO INDUSTRIES SURVEY

PRELIMINARY
NOT FOR
CONSTRUCTION
DATE
9/2/2025

PROJECT NO: 22078.00
DATE: 9/2/2025
DRAWN BY: JGO
FILE NAME: 89_22078.dwg
FIELD BOOK: DOUGLAS CO. AND
FIELD CROSS: 107
SURVEY FILE NO: 107
PLANNED NAME: 89_22078.dwg
REVISION: 107
REVISION: 107
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DOUGLAS/SARPY COUNTIES - LOW DISTORTION PROJECTION

PROJECTION: TRANSVERSE MERCATOR

SCALE FACTOR: 1.0000482

CENTRAL MERIDIAN: -96°03'09"

LATITUDE OF ORIGIN: 41°11'59"

FALSE NORTHING: 25,000 METERS (82,020.833 US FEET)

FALSE EASTING: 49,000 METERS (161,233.333 US FEET)

POINT NAME	NORTHING	EASTING	LONG DESCRIPTION
CP-101	140239.43	38589.11	5/8" REBAR WITH PLASTIC CAP STAMPED L.S. 517
CP-102	139669.34	38594.94	5/8" REBAR WITH PLASTIC CAP STAMPED L.S. 517
CP-103	140244.20	37890.63	5/8" REBAR WITH PLASTIC CAP STAMPED L.S. 517

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FLEX BUILDING



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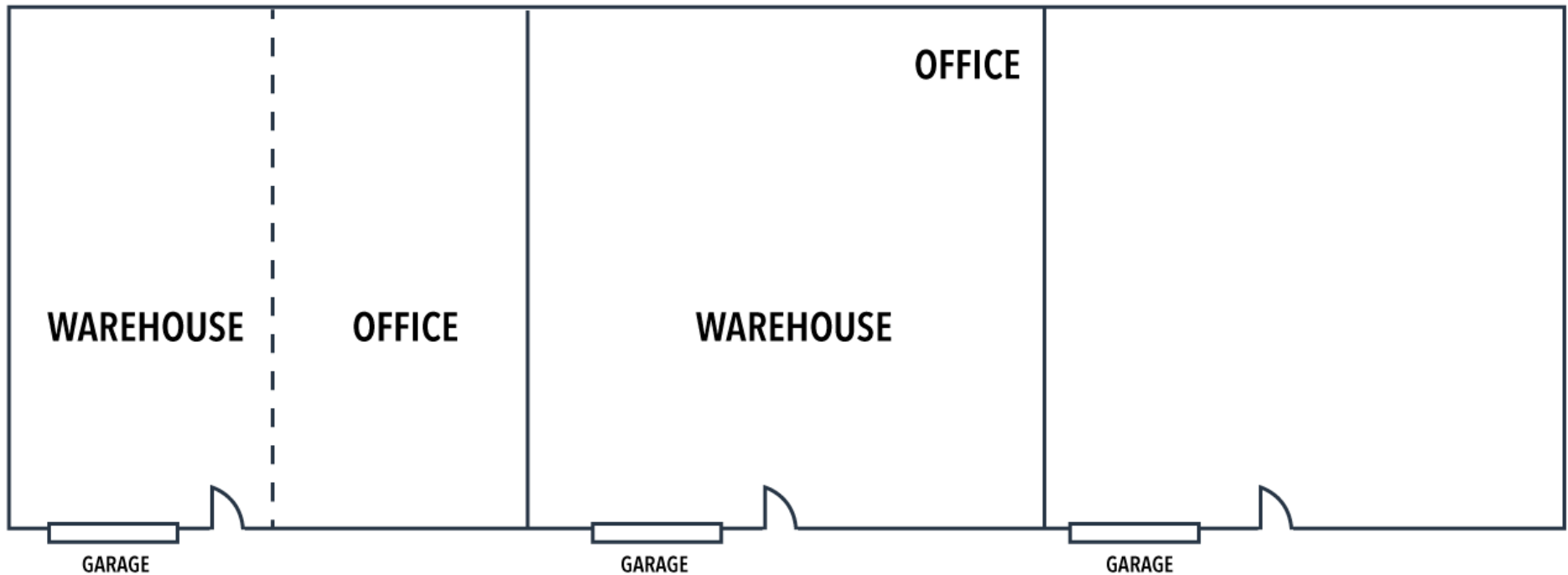
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**FIRST FLOOR
7,500 SF**



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RETAILER MAP



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