

Regional Development Opportunity



**Contact Listing Agents For
More Information:**

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Kirk Hanson
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REGIONAL DEVELOPMENT OPPORTUNITY!
Land for Sale at The Crossroads of West Omaha

PROPERTY HIGHLIGHTS

- Located on the West Dodge corridor with easy access to all of West Omaha/ Elkhorn
- Frontage property located at 204th and Dodge
- Close to many retail/food/service businesses
- Incredible demographics and fast growing population
- Lighted Intersection with access to the site

DEMOGRAPHICS:

	5 Mile:	10 Mile:
Population	115,389	348,859
Median HH Income	\$110,389	\$90,560
Total Establishments	3,546	15,685

ADDRESS:
 115 S 204th St,
 Elkhorn, NE 68022

LAND AVAILABLE:
 6.44 Acres

ZONED:
 General Commercial

PURCHASE PRICE:
 \$3.1M

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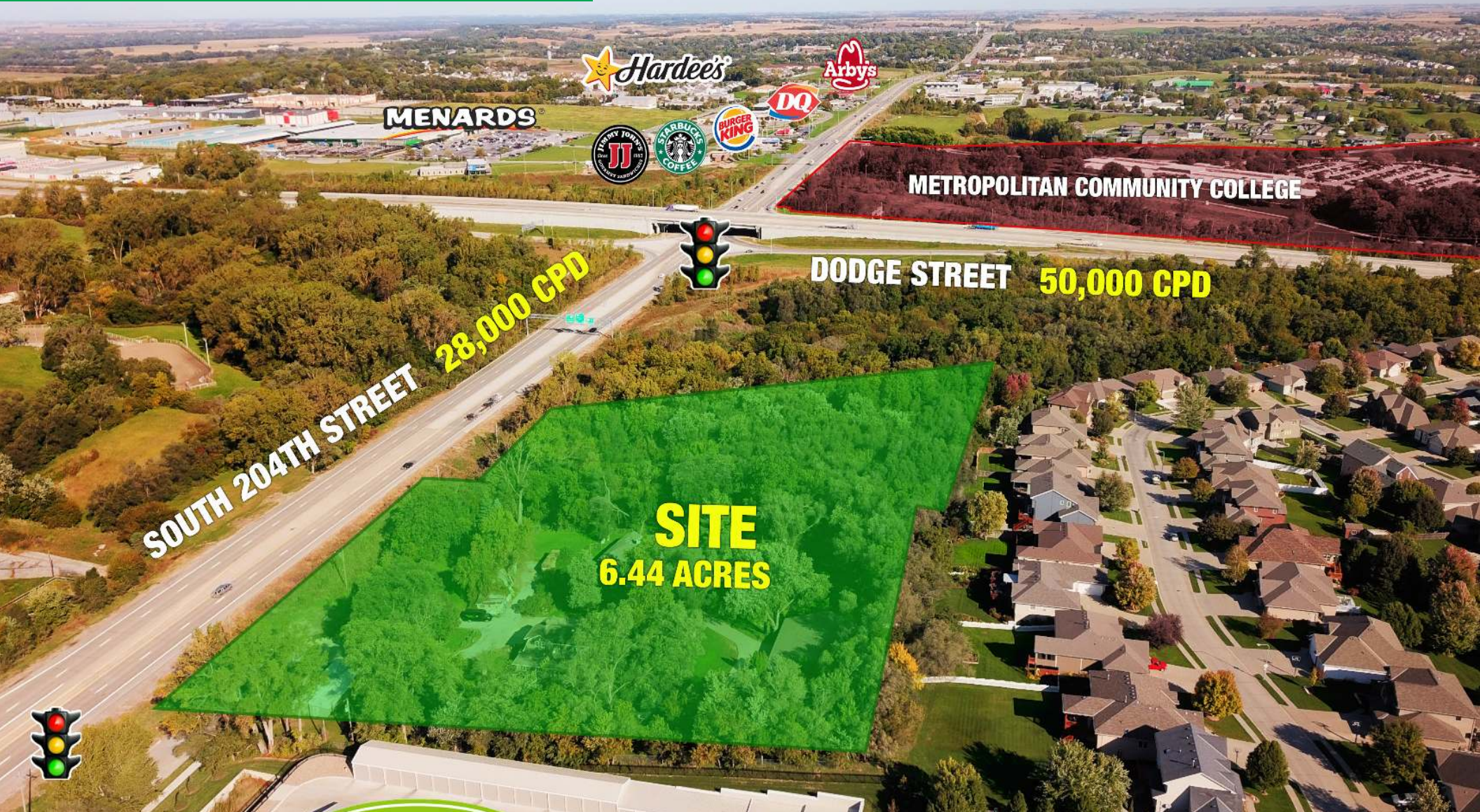
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Looking North



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Looking South-East



ELKHORN SOUTH HIGH SCHOOL
1,200 TOTAL ENROLLMENT

ExtraSpace
Storage

SITE
6.44 ACRES



SOUTH 204TH STREET

28,000 CPD

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About Access

ACCESS is focused on growth opportunities through a select grouping of strategic partnerships. We strive to maximize value for every stakeholder involved in our projects, and have a proven track record of over 400 successfully completed projects across 40 states. We focus on forming deep relationships with our clients and believe durable success in our industry requires the right mixture of talents and virtues, collaboration, and relentless execution.



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KIRK HANSON

PRINCIPAL

Kirk is responsible for all business development and brokerage activities for Access Commercial, LLC and affiliated companies. Kirk is also a Co-Founder and Managing Director of Sower Capital Management, LLC a sponsor of real estate equity funds, and Montage Builders, LLC, a Midwest-focused general contracting firm. Kirk thrives on creating lasting relationships with a wide range of business professionals, while adding value to all parties desired outcomes.

Early in his career Kirk focused on leasing and developing shopping centers with The Dial Companies. While leasing and developing multiple retail projects throughout the Midwest, a substantial amount of tenant and market expertise was earned. With this experience, he and co-founder Darren Hicks created ACCESS Commercial, LLC in 2009.

Kirk holds a Bachelor Degree in Finance from the University of Nebraska-Lincoln and is a licensed broker in Nebraska, Iowa, Missouri and North Dakota. He is a long-time member of the International Council of Shopping Centers (ICSC) and the Entrepreneurs Organization (EO).

Kirk lives in Omaha, NE with his wife and two sons. He enjoys spending his free time with his family and fishing.



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AMBER OLSON

BROKERAGE ASSOCIATE

Amber Olson has over 14 years of experience in Brokerage and Property Management. She specializes in retail and office leasing and building relationships with National, Regional and local Retailers. Amber holds a degree in Business Administration from the University of Nebraska at Lincoln, is a licensed Real Estate Agent in the state of Nebraska, and has been a member of the International Council of Shopping Centers (ICSC) since 2008.

Amber lives in Valley, NE with her husband and son. She enjoys traveling and spending time with her family at the lake.



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