

# CHEYENNE RIDGE

**MAGNUM**  
REALTY, INC.

## Prime ±3 Acre Land

S. 168th Street and Camelback Avenue | Omaha, Nebraska

For More Information

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## Market Opportunity

Gretna is one of the fastest-expanding communities in Omaha, making this land an incredible opportunity for developers and investors seeking to tap into a booming market. With the rapid growth of residential and commercial properties in the area, now is the time to secure a prime piece of land in this thriving community.

## Why Cheyenne Ridge?

### Highly Accessible

With I-80 access and a location near major roads, the site offers convenience for businesses and residents.

### Thriving Community

Located in one of Omaha's most rapidly growing areas, your project will be part of a dynamic and expanding region.

### Ideal for Development

Whether you are considering a commercial development, residential community, or mixed-use project, this land provides the flexibility and visibility to make your vision a reality.



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# Property Overview



## Location

- Situated at S 168th Street and Camelback Avenue in Omaha, Nebraska, just south of the intersection of 168th and Cornhusker Road.
- A highly desirable location with easy I-80 access and incredible visibility.



## Key Features

- 3 Acres of prime, undeveloped land ready for your development vision.
- Perfect for a range of commercial projects, including restaurants, apartments, strip centers, and more.
- Modern design potential with commercial zoning, making it ideal for forward-thinking projects.



## Nearby Highlights

- Near the new Gretna East High School, an area seeing tremendous growth.
- Just minutes from the largest Hy-Vee in the world – a major traffic generator.
- Located across from Tiburon Golf Course, a highly regarded course that adds an upscale touch to the area.
- Positioned in Gretna, Omaha's fastest-growing area, making it a prime location for future development.



## Pricing

- \$10 PSF
- Lots can be split as needed



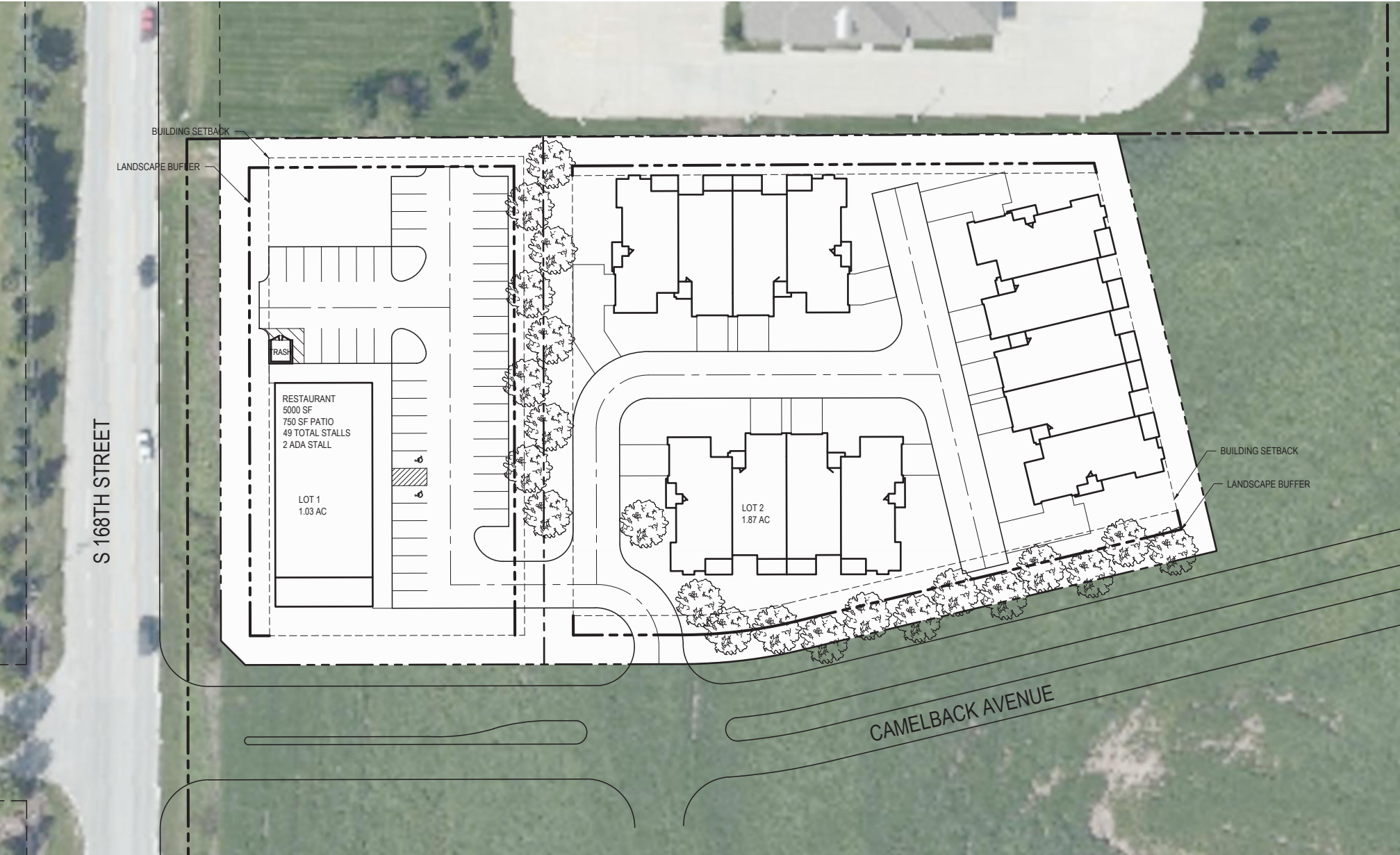
## Aerial



Conceptual Commercial Layout



Conceptual Layout



## Conceptual Layout

