

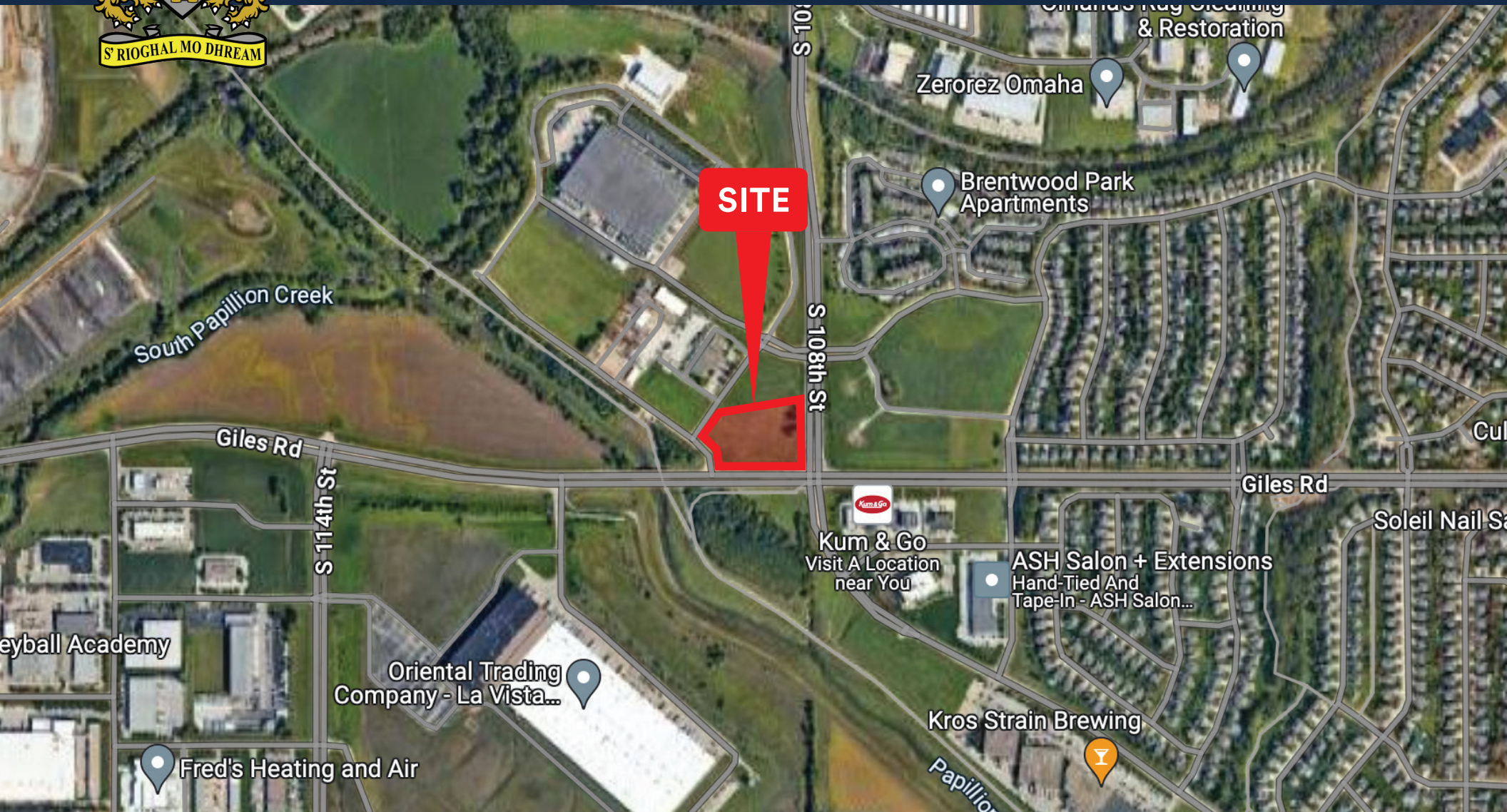


MCGREGOR INTERESTS, INC.

LAND FOR SALE — BROOKE VALLEY

108TH & GILES RD (NWC) • LA VISTA, NE

PRICE: \$1,000,000 | \$8.02 PSF



Gerik Moeller

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(605) 929-4488



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PROPERTY OVERVIEW

Growing area with easy and convenient access to I-80 just minutes away. This would be a great site for a new flex project.

OFFERING SUMMARY

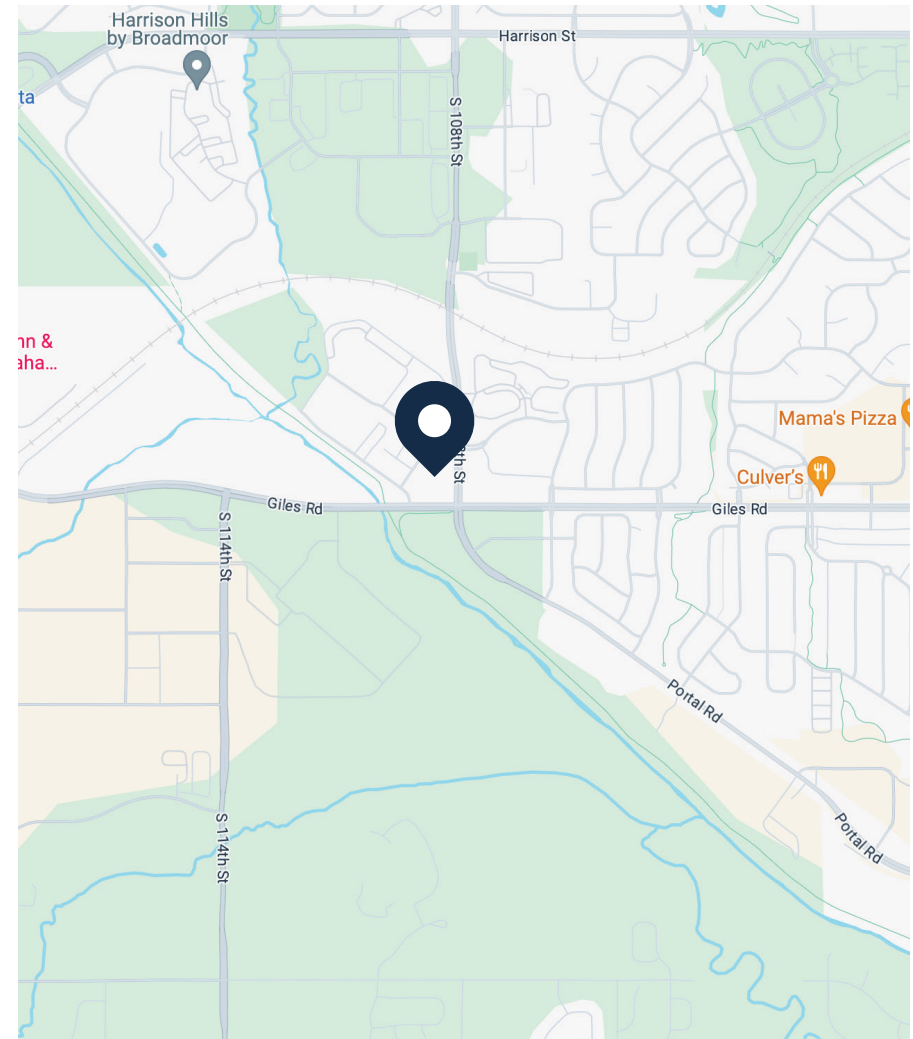
Sale Price	\$1,000,000
Lot Size	2.86 acres
Avg. Price Per Square Foot	\$8.02
Zoning	Light Industrial/Gateway Overlay District

TRAFFIC COUNTS

Giles Road	22,130 cars per day
108th Street	13,355 cars per day

ADDITIONAL INFORMATION

- Legal Description: Brooke Valley Business Park Lot 40
- Flood Plain: Portion in Zone AE



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