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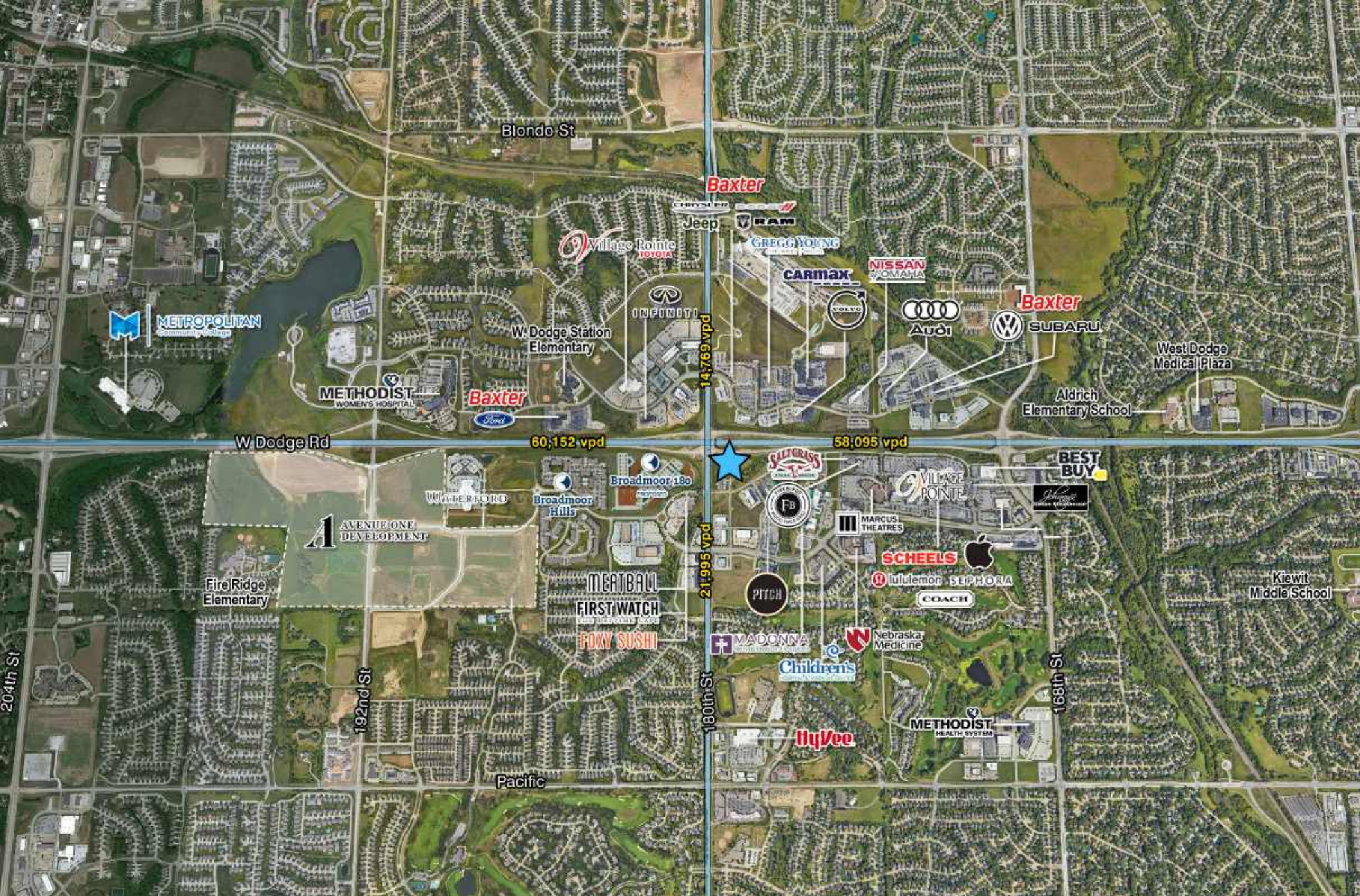
# FOR SALE

## 2.93 ACRES

**SEC 180TH ST & W DODGE RD**

440 N 179th Plaza Circle | Omaha, Nebraska





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## Property Highlights

Location:	SEC, 180th & Dodge 440 N. 179th Plaza Cir Omaha, NE
Available:	2.93 Acres (127,759 SF)
Price:	New Reduced Price! \$19.50 PSF

Information furnished is from sources deemed reliable, but is not guaranteed by N&M Brokerage Services, LLC, or its agents, and is subject to change, corrections, errors and omissions, prior sales or withdrawal, without notice.

## Demographics

	1 mile	3 mile	5 mile
Population	6,658	84,050	192,900
Average Household Income	\$192,350	\$181,383	\$167,385
Median Age	39.3	37.9	38.2
Daytime Demographics	8,490	43,979	124,522

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# WEST VILLAGE POINTE REPLAT 7

## LOTS 1 AND 2

BEING A REPLATTING OF LOT 1, WEST VILLAGE POINTE REPLAT 3, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA.

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED UNDER MY DIRECT PERSONAL SUPERVISION THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF THE LOTS BEING PLATTED.

APRIL 16, 2012  
DATE:



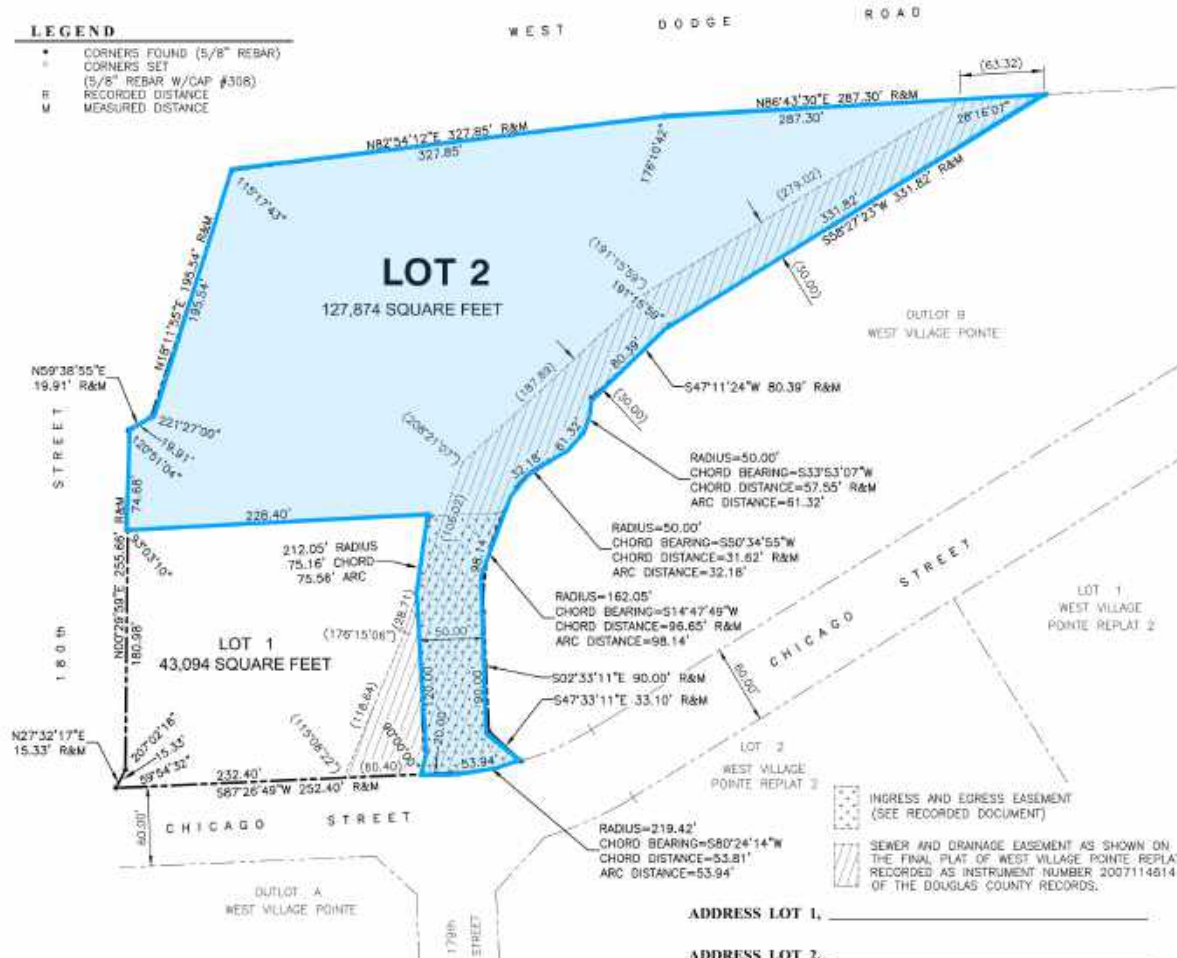
JAMES D. WARNER,  
NEBRASKA RLS 308

### NOTES

1. THERE SHALL BE NO DIRECT VEHICULAR ACCESS FROM LOTS 1 OR 2 ONTO 180TH STREET OR WEST DODGE ROAD. THERE WILL BE NO DIRECT VEHICULAR ACCESS FROM LOT 1 ONTO CHICAGO STREET.
2. DIMENSIONS AND ANGLES IN PARENTHESIS PERTAIN TO EASEMENTS.

### LEGEND

- CORNERS FOUND (5/8" REBAR)
- CORNERS SET (5/8" REBAR W/CAP #308)
- R RECORDED DISTANCE
- M MEASURED DISTANCE



**OWNER & MORTGAGE HOLDER CERTIFICATION**  
KNOW ALL MEN BY THESE PRESENTS, THAT WE, VILLAGE WEST, LLC, A NEBRASKA LIMITED LIABILITY COMPANY BEING THE OWNERS, AND FIRST NATIONAL BANK OF OMAHA, A NATIONAL BANKING CORPORATION, BEING THE MORTGAGE HOLDER OF THE PROPERTY DESCRIBED HEREON AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AS SHOWN ON THIS PLAT.

VILLAGE WEST, LLC,  
A NEBRASKA LIMITED LIABILITY COMPANY

BY: SALVADORE CARTA, MEMBER

FIRST NATIONAL BANK OF OMAHA,  
A NATIONAL BANKING CORPORATION

BY: ERIC MUSGIER, VICE PRESIDENT

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA  
COUNTY OF DOUGLAS) s.s.)

THE FOREGOING OWNERS CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS DAY OF APRIL, 2012 BY SALVADORE CARTA, MEMBER OF VILLAGE WEST, LLC, A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.

NOTARY PUBLIC

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA  
COUNTY OF DOUGLAS) s.s.)

THE FOREGOING MORTGAGE HOLDERS CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS DAY OF APRIL, 2012 BY ERIC MUSGIER, VICE PRESIDENT OF FIRST NATIONAL BANK OF OMAHA, A NATIONAL BANKING CORPORATION ON BEHALF OF SAID CORPORATION.

NOTARY PUBLIC

### COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT AS SHOWN ON THE RECORDS OF THIS OFFICE THIS DAY OF APRIL, 2012.

DOUGLAS COUNTY TREASURER

### PLANNING DIRECTOR'S APPROVAL

APPROVED AS A SUBDIVISION OF NOT MORE THAN TWO (2) LOTS, PARCELS OR TRACTS, WITH PLAT REQUIREMENTS WAIVED PER SECTION 7.09 HOME RULE CHARTER OF THE CITY OF OMAHA, 1990. THIS SUBDIVISION APPROVAL IS VOID UNLESS THIS PLAT IS FILED AND RECORDED WITH THE COUNTY REGISTER OF DEEDS WITHIN THIRTY (30) DAYS OF THIS DATE.



Hampson, Hershman & Jarrett, Inc.  
10000 C&M RD  
Omaha, NE 68154  
(402) 333-8800 FAX (402) 333-8899  
HDS@HDS.COM

WEST VILLAGE POINTE REPLAT 7  
LOTS 1 AND 2



Revised/Drawn

No.	Description	MM-DD-YY
1	Drawn By: RJR	
2	Reviewed By: JDW	
3	Date: APRIL 16, 2012	
4	Book:	
5	Page:	

Job No.: 738-189-1(ADM)  
Drawn By: RJR  
Reviewed By: JDW  
Date: APRIL 16, 2012  
Book:  
Page:

Sheet Title  
CITY OF OMAHA  
ADMINISTRATIVE  
SUBDIVISION

Sheet Number  
SHEET 1 OF 1

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W Dodge Road

180th Street

OFFICE

N 179th St

Chicago Street

36,800 SF  
3 Floors  
Medical Office Use  
184 Parking Stalls

55,200 SF, 4 Floors  
Office Use, 150 Parking Stalls

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W Dodge Road

180th Street

OFFICE

N 179th St

Chicago Street

36,800 SF  
3 Floors  
Medical Office Use  
179 Parking Stalls  
  
53,700 SF, 4 Floors  
Office Use, 150 Parking Stalls

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W Dodge Road

180th Street

HOTEL

115 Rooms  
Parking required: 1/Unit  
115 Parking Stalls

N 179th St

Chicago Street

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W Dodge Road

180th Street

N 179th St

Chicago Street

GAS  
STATION

DRIVE  
THRU

5,500 SF Gas Station  
Parking required: 3x Service Capacity  
25 Stalls Provided

4,400 SF Drive-Thru  
Parking required: 6.6/1000  
59 Stalls Provided



## 180TH &amp; W. DODGE RD

1 MILE

3 MILE

5 MILE

POPULATION	2025 Estimated Population	5,802	80,045	187,194
	2030 Projected Population	5,875	81,969	194,366
	2020 Census Population	6,201	80,191	184,556
	2010 Census Population	3,665	60,474	146,071
	Projected Annual Growth 2025 to 2030	0.3%	0.5%	0.8%
	Historical Annual Growth 2010 to 2025	3.9%	2.2%	1.9%
	2025 Median Age	39.5	39.1	39.0
HOUSEHOLDS	2025 Estimated Households	2,439	30,158	70,880
	2030 Projected Households	2,472	31,169	74,191
	2020 Census Households	2,445	28,860	67,232
	2010 Census Households	1,447	21,783	53,520
	Projected Annual Growth 2025 to 2030	0.3%	0.7%	0.9%
	Historical Annual Growth 2010 to 2025	4.6%	2.6%	2.2%
ETHNICITY	2025 Estimated White	85.2%	86.3%	85.4%
	2025 Estimated Black or African American	2.2%	2.6%	3.4%
	2025 Estimated Asian or Pacific Islander	6.7%	5.4%	4.7%
	2025 Estimated American Indian or Native Alaskan	-	0.2%	0.2%
	2025 Estimated Other Races	5.8%	5.5%	6.2%
	2025 Estimated Hispanic	5.6%	5.5%	6.2%
INCOME	2025 Estimated Average Household Income	\$186,069	\$182,227	\$168,842
	2025 Estimated Median Household Income	\$117,403	\$143,219	\$131,172
	2025 Estimated Per Capita Income	\$78,205	\$68,685	\$63,966
EDUCATION	2025 Estimated Elementary (Grade Level 0 to 8)	0.8%	1.0%	1.3%
	2025 Estimated Some High School (Grade Level 9 to 11)	0.7%	0.9%	1.2%
	2025 Estimated High School Graduate	8.9%	11.1%	13.6%
	2025 Estimated Some College	14.4%	17.9%	19.2%
	2025 Estimated Associates Degree Only	8.7%	8.5%	8.6%
	2025 Estimated Bachelors Degree Only	39.2%	37.5%	35.1%
	2025 Estimated Graduate Degree	27.4%	23.1%	21.0%
BUSINESS	2025 Estimated Total Businesses	381	2,811	6,253
	2025 Estimated Total Employees	10,381	29,454	68,153
	2025 Estimated Employee Population per Business	27.2	10.5	10.9
	2025 Estimated Residential Population per Business	15.2	28.5	29.9

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