



Colten Adams
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PROPERTY DESCRIPTION

1.47 acres of commercial development land located just off Interstate 680 & Fort Street in Northwest Omaha. The site offers excellent interstate accessibility and proximity to major retail corridors, positioning it well for a variety of commercial or service-oriented development uses.

LOCATION HIGHLIGHTS

- 2 minutes to Hy-Vee | 3 minutes to Walmart & Dunkin'
- 7 minutes to Westroads Mall and Regency Court (Whole Foods)
- 9 minutes to Dodge Street (US-6) and 12 minutes to Village Pointe

OFFERING SUMMARY

Sale Price:	\$400,000
Price Per Square Foot:	\$6.24
Lot Size:	1.47 Acres
Zoning:	Community Commercial - CC
City Future Land Use:	Office Commercial

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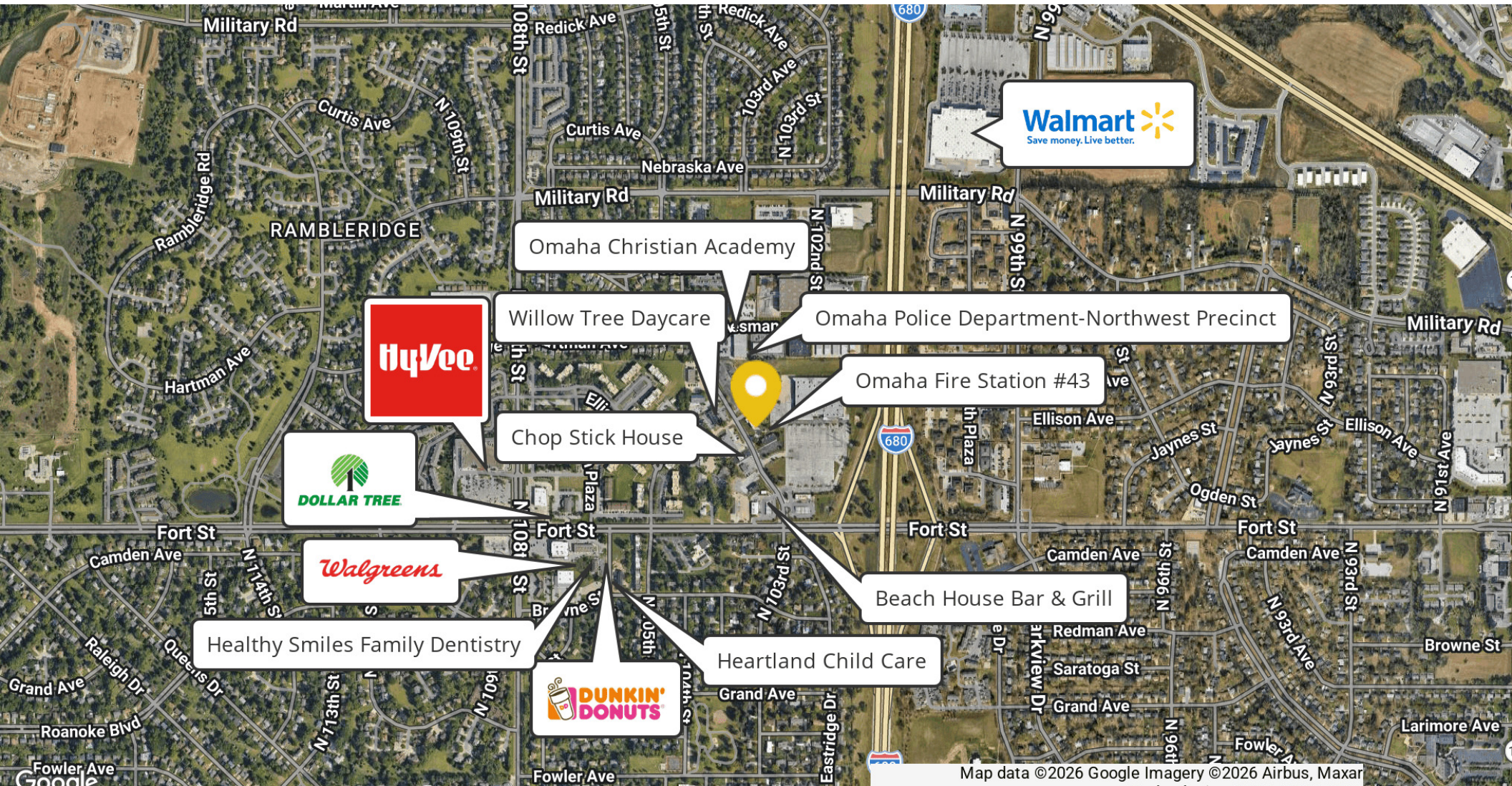
CC ZONING - POTENTIAL USE IDEAS

- Industrial Flex / Contractor Bays – Limited contractor bays for trades such as electrical, plumbing, and HVAC may be allowed under Custom Manufacturing with approval of a Special Use Permit. Outdoor storage of equipment or materials is not permitted.
- Contractor Shops – Similar small trade contractor spaces may be permitted under Custom Manufacturing (SUP required). General contractor yards and any outdoor storage are prohibited.
- Self-Storage – Indoor climate-controlled storage (units accessed from inside the building) may be permitted as Limited Warehousing & Distribution with a Conditional Use Permit. Outdoor-access storage units are not permitted.
- Automobile Sales – Vehicle sales lots may be allowed with approval of a Special Use Permit.
- Apartments / Multifamily – Residential apartments may be permitted with approval of a Conditional Use Permit.

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