



FOR SALE

BROOK VALLEY II BUSINESS PARK

S 120th Street and Giles Road, La Vista, NE 68128

SETH V. CAMPBELL

President

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CONNER DANA

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REAL ESTATE

BROOK VALLEY II BUSINESS PARK | LAND FOR SALE

S 120TH STREET AND GILES ROAD, LA VISTA, NE 68128



PROPERTY DESCRIPTION

Prime opportunity for development on a high traffic intersection. Contact agent for more details.

LOCATION DESCRIPTION

6.45 acres located on the corner of S 120th Street and Giles Road

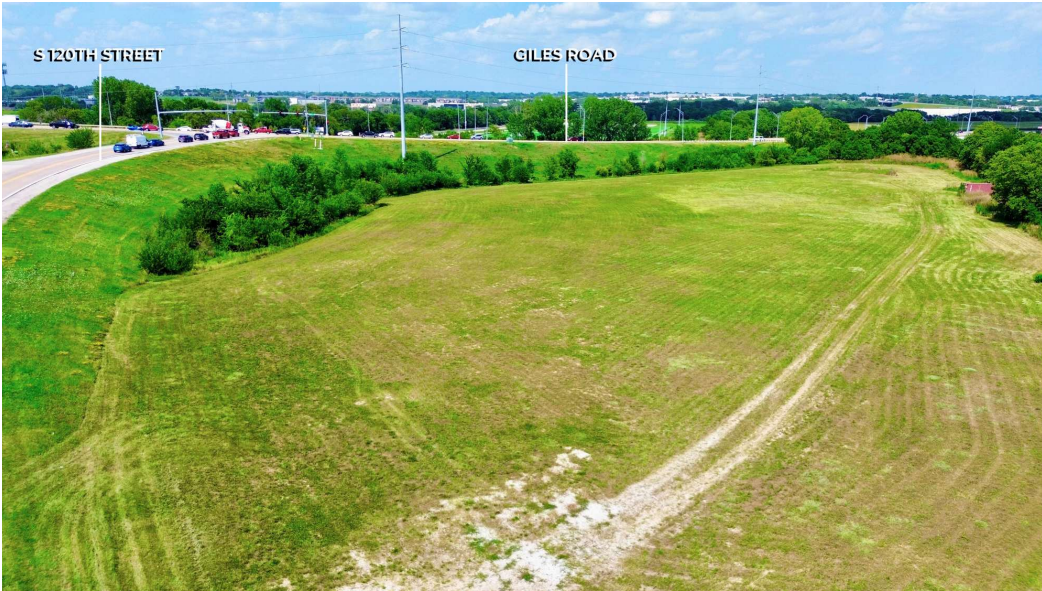
FEATURES

- Property includes blueprints + renderings from Stanley J How Architects for 41K SF industrial building
- Light Industrial zoning (I-1)
- All utilities to site
- Close proximity to \$125M Nebraska Multisport Complex, Shoppes at Southport, Cabela's and Costco
- High visibility - 42,671 vehicles per day (Giles Road)

OFFERING SUMMARY

Sale Price: \$2,100,000.00
Lot Size: 6.45 Acres / 281,014 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,010	27,815	71,878
Total Population	2,352	66,686	180,919
Average HH Income	\$123,110	\$101,889	\$116,294



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BROOK VALLEY II BUSINESS PARK - LOT 37 | LAND FOR SALE

S 120TH STREET AND GILES ROAD, LA VISTA, NE 68128



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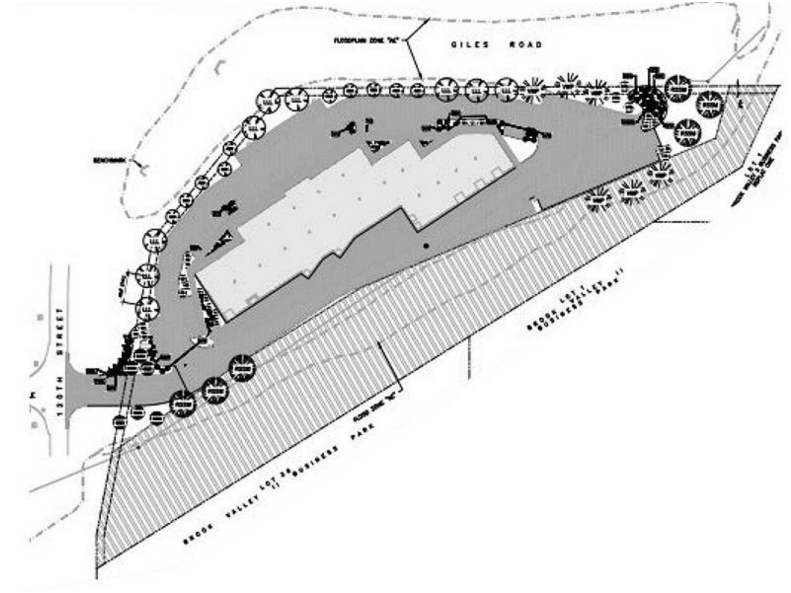
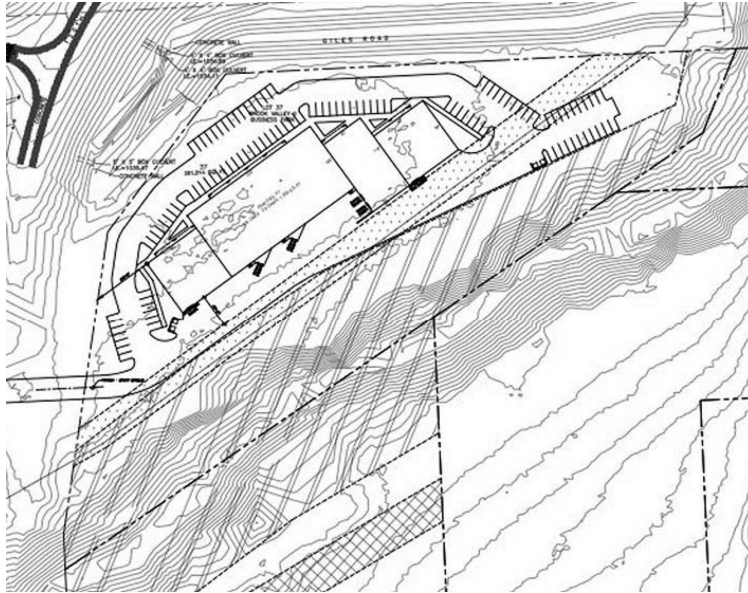
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