

S 120TH STREET

GILES ROAD

FOR SALE

# BROOK VALLEY II BUSINESS PARK

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

SETH V. CAMPBELL CONNER DANA

President

402.214.6106

[seth@campbelldana.com](mailto:seth@campbelldana.com)

Managing Broker

402.598.9367

[conner@campbelldana.com](mailto:conner@campbelldana.com)



**CAMPBELL  
DANA** | COMMERCIAL  
REAL ESTATE

# BROOK VALLEY II BUSINESS PARK | LAND FOR SALE

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



CAMPBELL  
DANA | COMMERCIAL  
REAL ESTATE

## 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



**SETH V. CAMPBELL**  
President  
402.214.6106  
seth@campbelldana.com

**CONNER DANA**  
Managing Broker  
402.598.9367  
conner@campbelldana.com

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

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



CAMPBELL  
DANA | COMMERCIAL  
REAL ESTATE



SETH V. CAMPBELL  
President  
402.214.6106  
seth@campbelldana.com

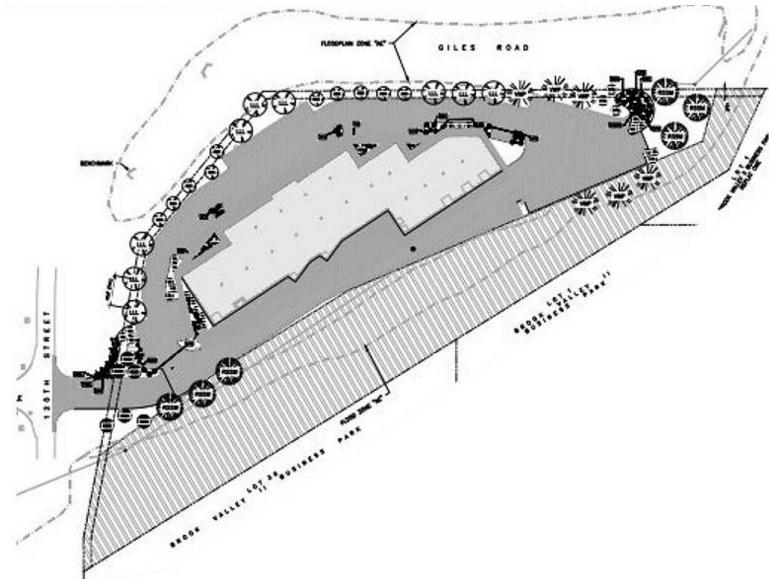
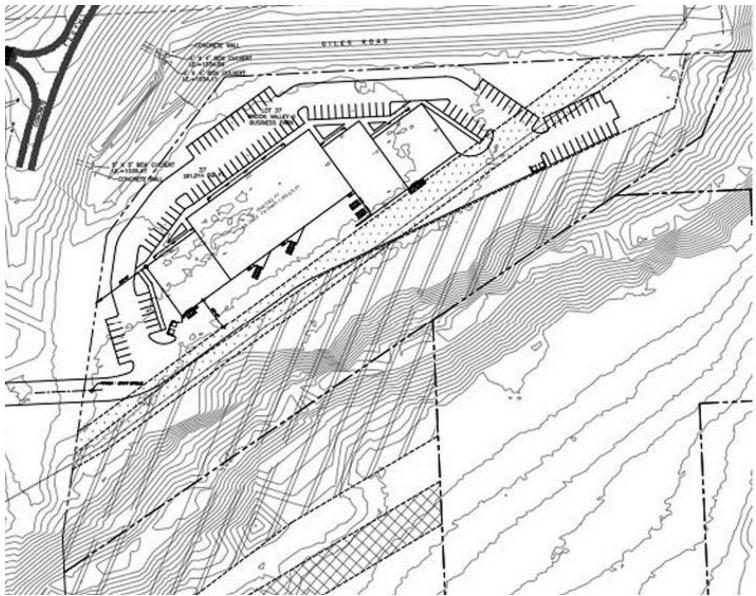
CONNER DANA  
Managing Broker  
402.598.9367  
conner@campbelldana.com

# BROOK VALLEY II BUSINESS PARK | LAND FOR SALE

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



**CAMPBELL**  
**DANA** | COMMERCIAL  
REAL ESTATE



---

**SETH V. CAMPBELL**  
President  
402.214.6106  
seth@campbelldana.com

**CONNER DANA**  
Managing Broker  
402.598.9367  
conner@campbelldana.com

# BROOK VALLEY II BUSINESS PARK | LAND FOR SALE

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



CAMPBELL  
DANA | COMMERCIAL  
REAL ESTATE



CONNER DANA

Managing Broker

**Direct:** 402.598.9367

[conner@campbelldana.com](mailto:conner@campbelldana.com)



SETH V. CAMPBELL

President

**Direct:** 402.214.6106

[seth@campbelldana.com](mailto:seth@campbelldana.com)

NE #20200307

NE #20240218

© 2025 Campbell Dana | Commercial Real Estate. All rights reserved. The information provided herein has been sourced from what is believed to be reliable, but its accuracy and completeness have not been independently verified. Campbell Dana | Commercial Real Estate does not make any guarantees, representations, or warranties, and disclaims any responsibility or liability for the accuracy, completeness, or reliability of this information. It is recommended that you perform your own independent investigation and verification of all property details. Any reliance on this information is at your own risk. The Campbell Dana | Commercial Real Estate name and logo are service marks of Campbell Dana | Commercial Real Estate. All other trademarks appearing in this document are the property of their respective owners and are used for identification purposes only, without implying any endorsement or affiliation with Campbell Dana | Commercial Real Estate. All images in this document are owned by their respective copyright holders. Unauthorized use of these images is prohibited without express written permission from the owner.

**SETH V. CAMPBELL**  
President  
402.214.6106  
[seth@campbelldana.com](mailto:seth@campbelldana.com)

**CONNER DANA**  
Managing Broker  
402.598.9367  
[conner@campbelldana.com](mailto:conner@campbelldana.com)