

# LAND FOR GROUND LEASE

SWC 188th & Giles , Omaha, Nebraska, NE 68136

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### PROPERTY DESCRIPTION

Explore an exceptional investment opportunity in the thriving Omaha, Nebraska area with the zoned Multi-Family property at SWC 188th & Giles. This prime location offers a strategic advantage for prospective land or multifamily investors seeking a lucrative venture in a high-demand market. With the multi-family zoning in place, this property presents the potential for a profitable development that caters to the growing demand for residential real estate in the area. Positioned in a sought-after location, this property provides an ideal foundation for a successful multifamily investment venture, making it a noteworthy opportunity for astute investors aiming to capitalize on the thriving real estate market in Omaha.

### PROPERTY HIGHLIGHTS

- Zoned Multi-Family
- Prime Omaha, Nebraska location with nearby commercial developments and a newly built high school
- Strong potential for high ROI

### OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (Ground)
Lot Size:	3.31 Acres



ACCESS Commercial, LLC

**AMBER OLSON**

Senior Broker Associate

402.618.5523

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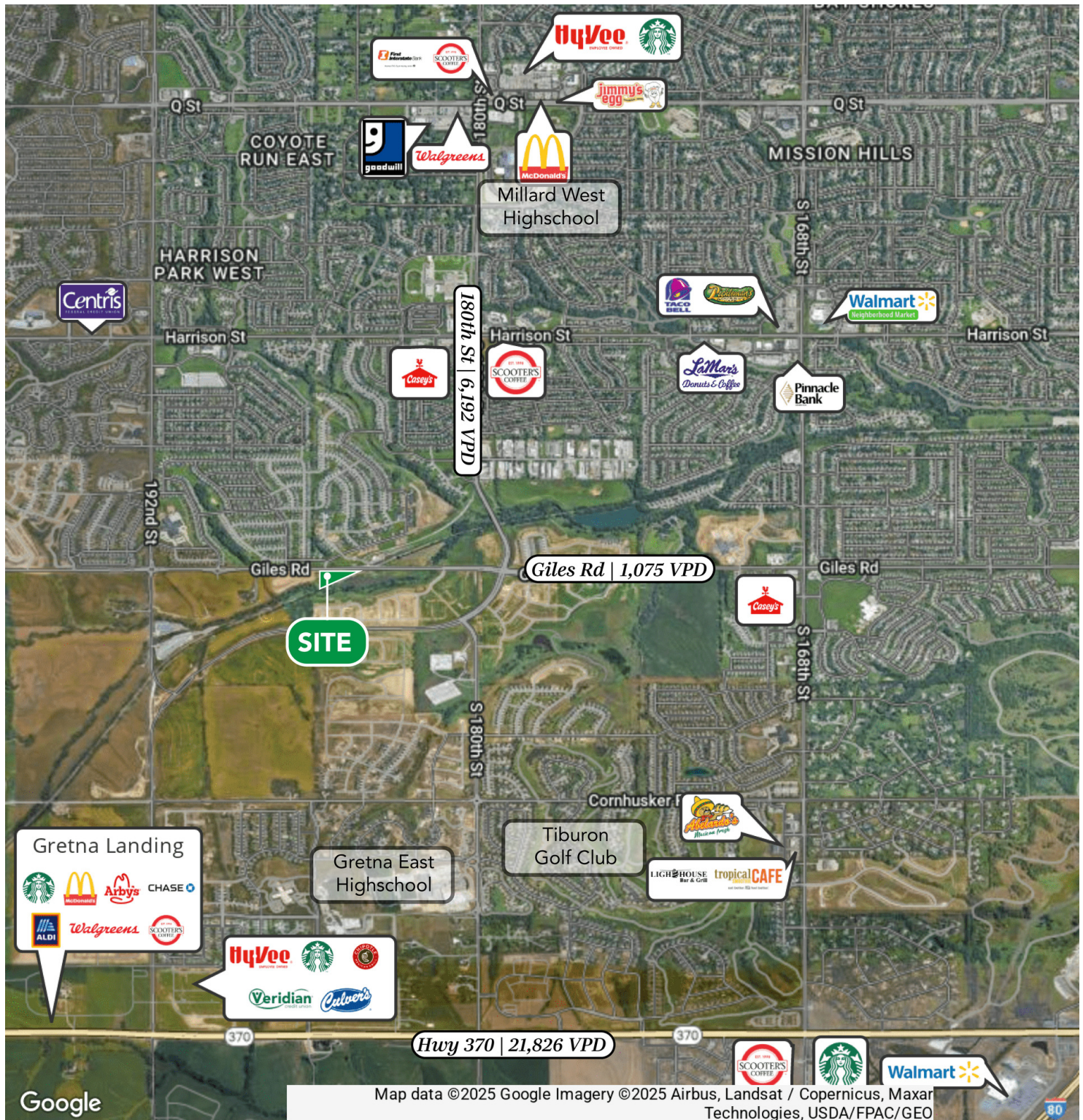
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## MARKET MAP



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## SWC 188th &amp; Giles , Omaha, Nebraska, NE 68136

A map of Omaha, Nebraska, and its surrounding areas. Three concentric green circles are drawn around the city center, representing drive time zones: 10 minutes (innermost), 20 minutes (middle), and 30 minutes (outermost). The map shows major highways, including Interstate 680, Interstate 29, Interstate 80, Interstate 275, Interstate 68, Interstate 66, Interstate 77, Interstate 92, Interstate 109, Interstate 31, Interstate 50, and Interstate 34. Various cities and towns are labeled, such as Leshara, Valley, Waterloo, Boys Town, Yutan, Wahoo, Ithaca, Wann, Gretna, Ralston, La Vista, Papillion, Bellevue, Offutt AFB, La Platte, Buccaneer Bay, Cedar Creek, Springfield, Richfield, Melia, Ashland, Memphis, and Council Bluffs. The map also shows the Missouri River and the city of Omaha.

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	22,915	46,804	138,241
Average HH Income	\$156,481	\$153,509	\$139,540
Median HH Income	\$131,603	\$127,451	\$113,614

PROPERTY DATA SHEET	
Property Type	Land
Lot Size	3.31 Acres
Zoning	Multi - Family
Ground Lease Rate	\$12 PSF





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## LISTING TEAM



### AMBER OLSON

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## PROFESSIONAL BACKGROUND

Amber brings 20 years of commercial real estate experience to our team at ACCESS. Her role as a Senior Brokerage Associate is primarily focused on shopping center leasing at a national and local level, with over three million square feet represented. Her industry expertise enhances our team through her knowledge of sales, landlord and tenant representation, relationship building, property management, and development. Amber majored in Business Administration at the University of Nebraska-Lincoln.

## RECENT TRANSACTIONS



Shadow Lake  
Papillion, NE



Manawa Center  
Council Bluffs, IA



Manawa Center  
Council Bluffs, IA



Manawa Center  
Council Bluffs, IA



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