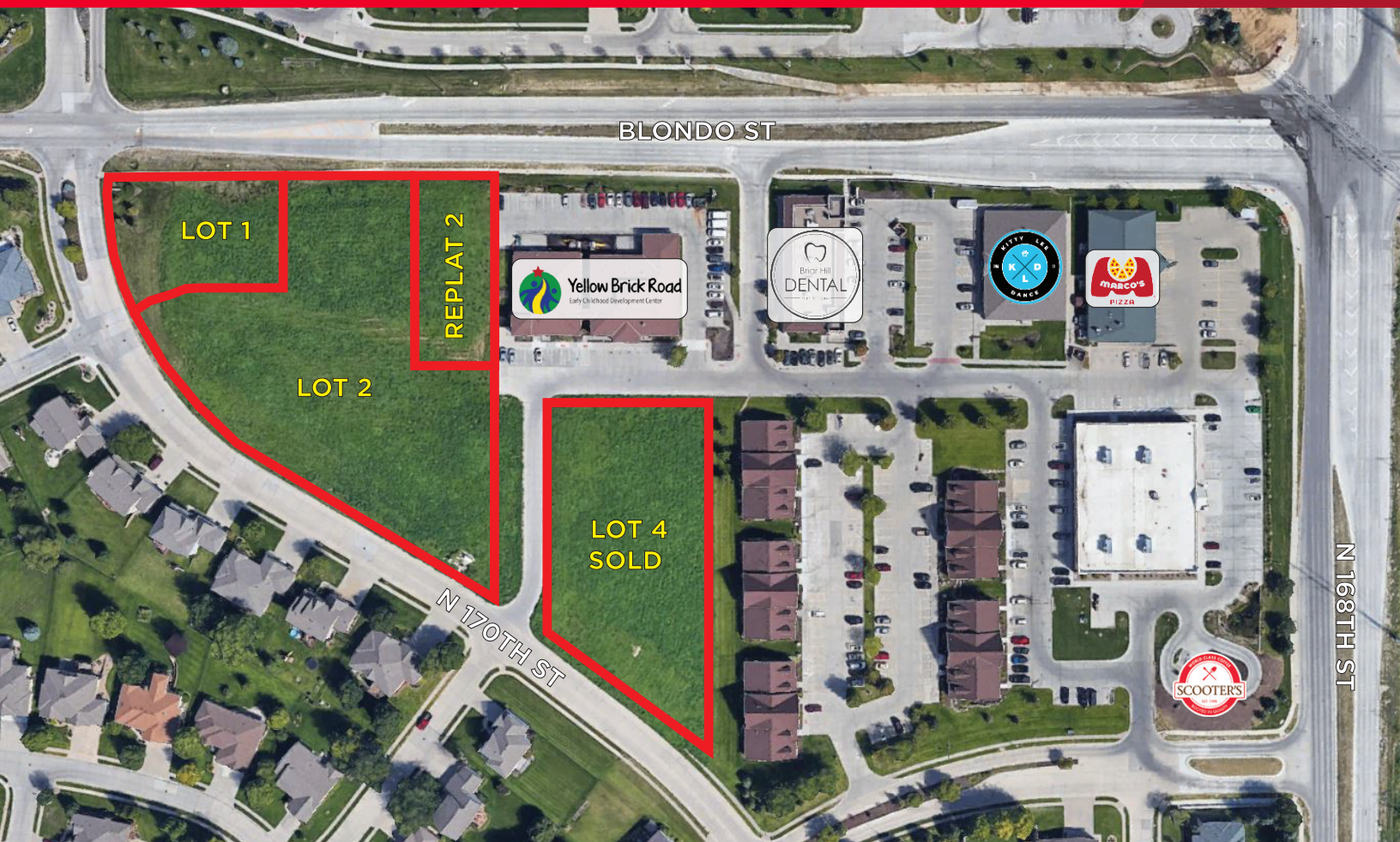




## 0.50 - 2.82 AC Land

**Sale Price: \$209,089 - \$1,842,589**

- Join tenants, Scooters, Kitty Lee Dance Studio & Yellow Brick Road Child Development
- 168th Street between West Maple Road & the West Dodge Road corridor has high traffic & provides excellent visibility and is now four lanes!
- High traffic count of 37,786 cars per day
- Neighboring commercial development activity is high
- One mile to Village Pointe Shopping Center
- Strong West Omaha demographics

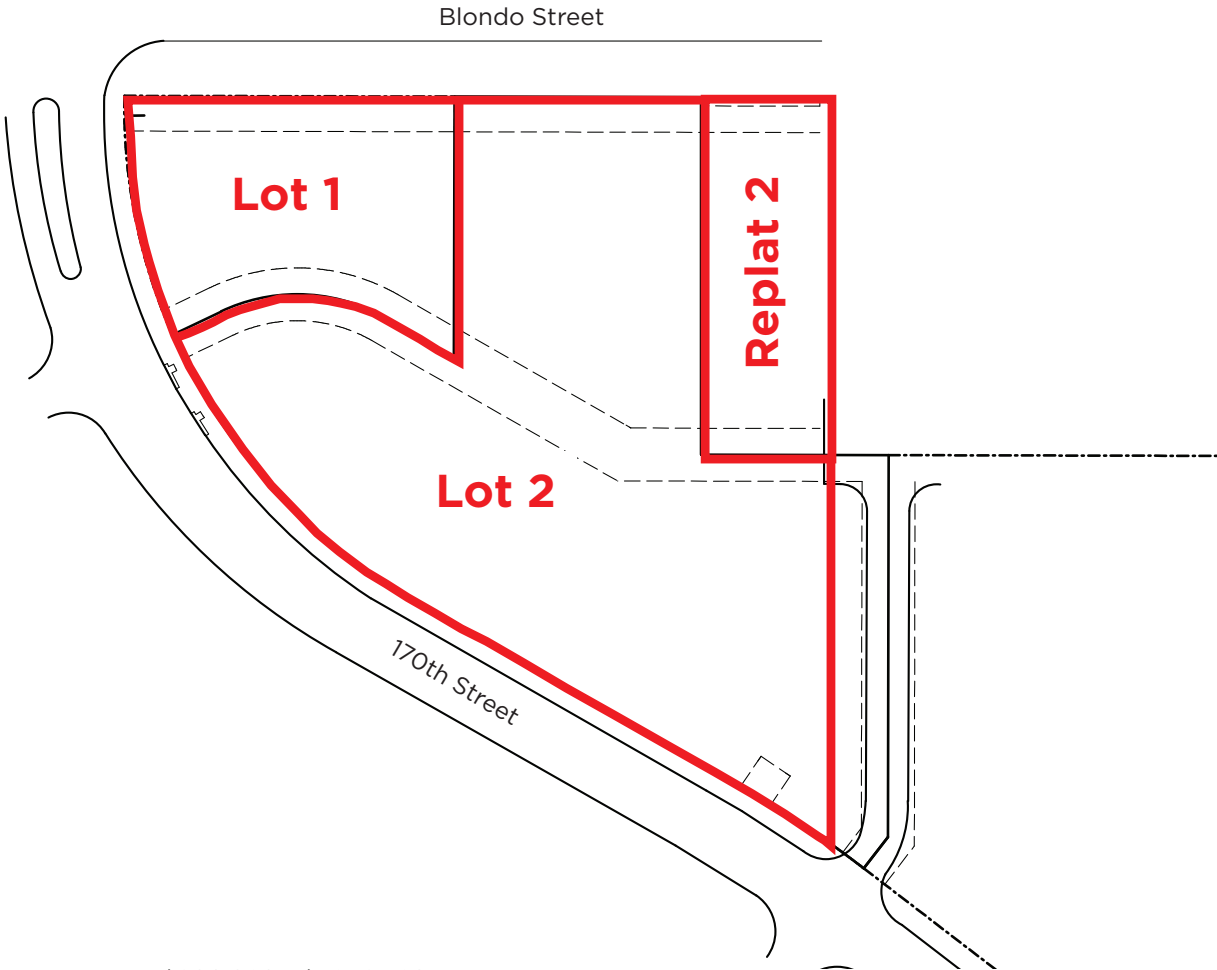
### Michael Earl

Principal  
(402) 548 4005  
michael.earl@lundco.com  
**\*\*Agent has equity**

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Omaha, NE 68114  
+1 402 393 8811  
**lundco.com**

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Available

|                  |                         |             |
|------------------|-------------------------|-------------|
| Sale Price       | \$209,089 - \$1,842,589 |             |
| Gross Acres      | 2.82                    |             |
| Total Contiguous | 2.82 AC                 |             |
| Zoning           | Mixed-Use               |             |
| Lot Dimensions   | Irregular               |             |
| Improvements     | Ready for Development   |             |
| Utilities        | In Street               |             |
| Flood Plain      | No                      |             |
| Traffic Counts   | 37,786 EADT             |             |
| R.E. Taxes       | Lot 1                   | \$5,198.86  |
|                  | Lot 2                   | \$12,053.12 |
|                  | Replat 2                | \$4,061.40  |

| Lot      | Acres | Price/SF | Sale Price  |
|----------|-------|----------|-------------|
| Lot 1    | 0.5   | \$15.00  | \$326,700   |
| Lot 2    | 2.0   | \$15.00  | \$1,306,800 |
| Replat 2 | 0.32  | \$15.00  | \$209,089   |

FOR SALE

# Briar Square Land

168th & Blondo Street / Omaha, NE 68118

## Aerial Map



## NEIGHBORHOOD DEMOGRAPHICS

|         |  POPULATION |  MEDIAN HOUSEHOLD INCOME |  NUMBER OF HOUSEHOLDS |
|---------|------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
| 1 Mile  | 12,073                                                                                         | \$135,691                                                                                                   | 4,059                                                                                                    |
| 3 Miles | 84,830                                                                                         | \$122,448                                                                                                   | 32,023                                                                                                   |
| 5 Miles | 197,953                                                                                        | \$113,759                                                                                                   | 75,876                                                                                                   |

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