



CBRE

CORNHUSKER RD

S 168TH ST

FOR SALE | 9953 S 168TH AVENUE

TIBURON VILLAGE

LAND FOR SALE

9953 South 168th Avenue | Omaha, Nebraska 68136

cbre.com/nebraska

PROPERTY INFORMATION

Located on the SWC of 168th and Cornhusker, this land provides a hard-corner opportunity in a high income area of West Omaha. Supported by Palisades Elementary School, Aspen Creek Elementary School, Aspen Creek Middle School and Gretna East High School, Tiburon Village offers the chance to capitalize on ideal exposure and accessibility in the fastest growing county in Nebraska.

9953 S 168TH

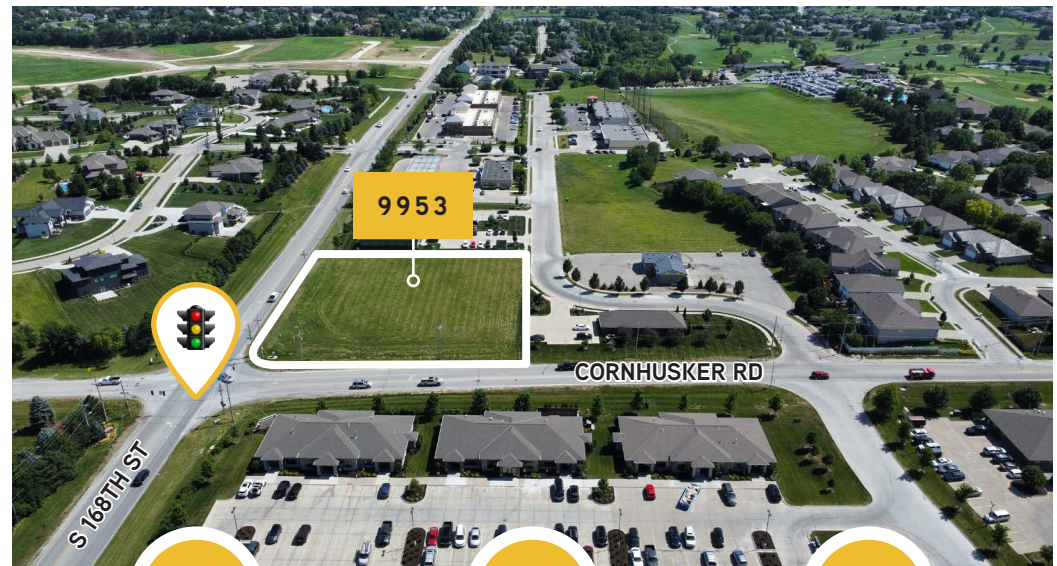
LISTING PRICE || \$1,150,000 / \$20.00 PSF

1.32 AC / 57,499 SF

FEATURES

- Drastically under-served area for retail and services
- Tremendous new residential growth in the area
- Close proximity to Interstate 80 with access via Highway 370

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	6,999	52,477	123,461
Households	2,282	18,385	44,816
Average Household Income	\$168,594	\$153,426	\$153,889



AVG. HOUSEHOLD INCOME
\$168,594 - 1 Mile



ZONING
General Commercial



VEHICLES PER DAY
14,000 (2022)

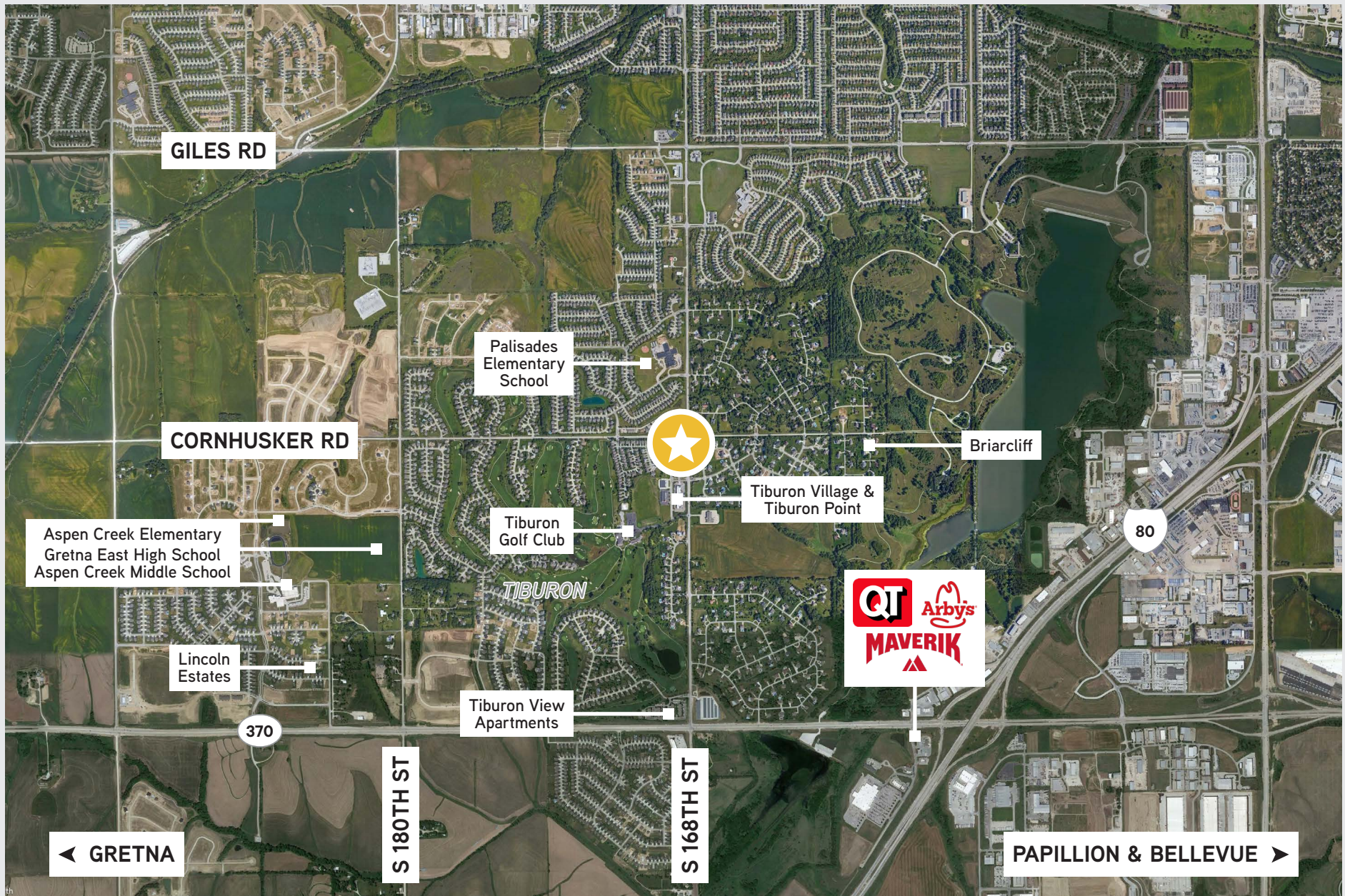
PROPERTY AERIAL

FOR SALE | 9953 & S 168th Avenue



PROPERTY AERIAL

FOR SALE | 9953 & S 168th Avenue



OMAHA, NE

9953 SOUTH
168TH AVENUE

CBRE

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