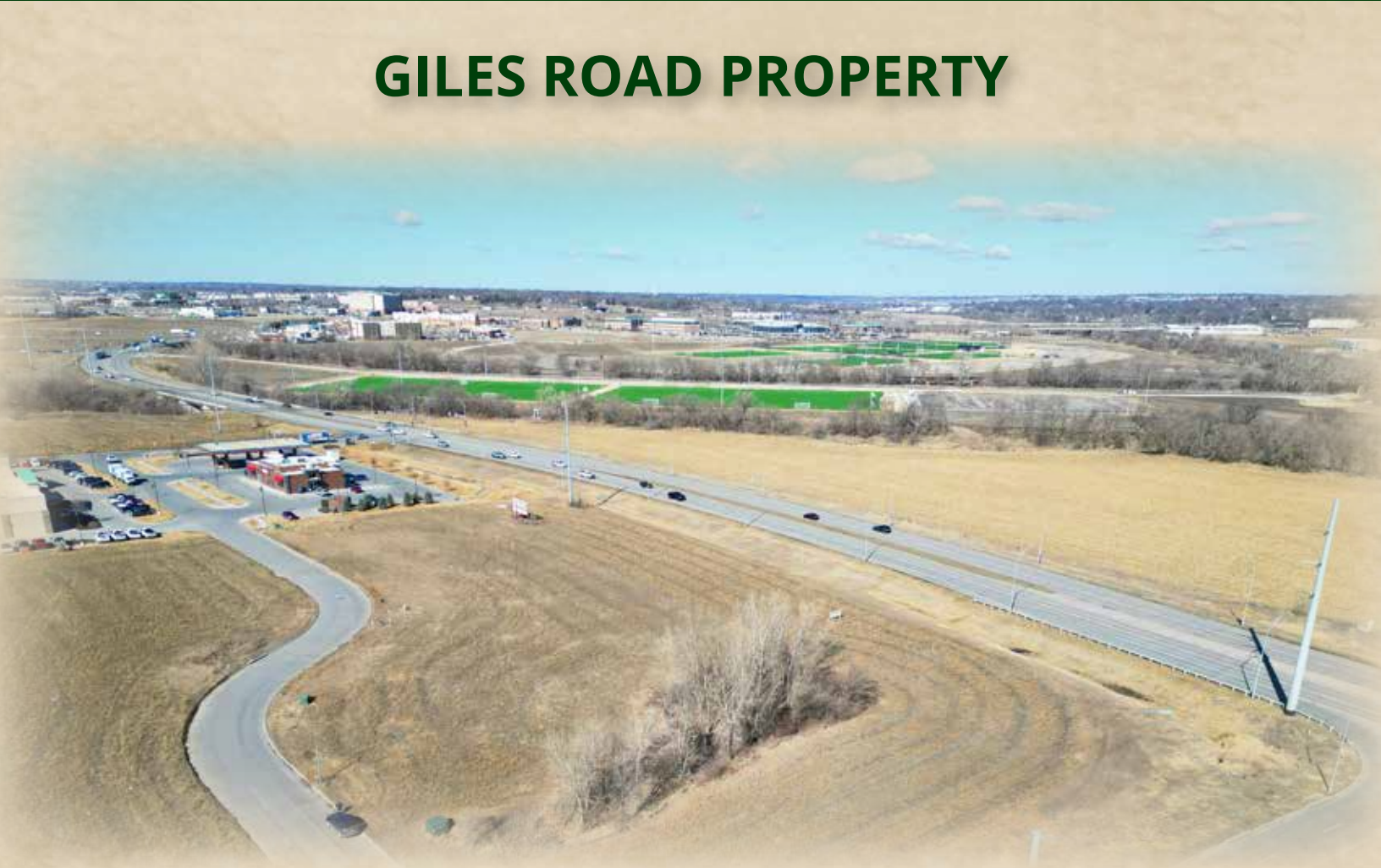




GILES ROAD PROPERTY



A prime development property in a high-traffic area.

LINDSEY FEUERBORN

Sales Associate

Cell Phone: 308-352-6377

Email: lindsey@lashleyland.com

PROPERTY HIGHLIGHTS

List Price **\$2,445,459**

Location 11530 Virginia Plaza and 11410 Virginia Plaza, La Vista, NE 68128

Legal Description

LOT 1 BROOK VALLEY II BUSINESS PARK 1.09± AC

LOT 2 BROOK VALLEY II BUSINESS PARK 2.92± AC

Acres 4.01±

Buyers and Sellers acknowledge all represented acres are based on the County Assessor's records. Buyers acknowledge that they are purchasing a legal description, and acknowledge that fences may or may not be on the property lines.

Taxes - Estimated **\$22,137.33**

Property Summary

This prime development property, located just off Exit 442 on Giles Road, offers unbeatable road-front exposure in a high-traffic area. Situated in the center of a thriving business park, with nearby strip malls, Cabelas, many hotels, and restaurants, this location is ideal for retail, office, service centers, or mixed-use development.

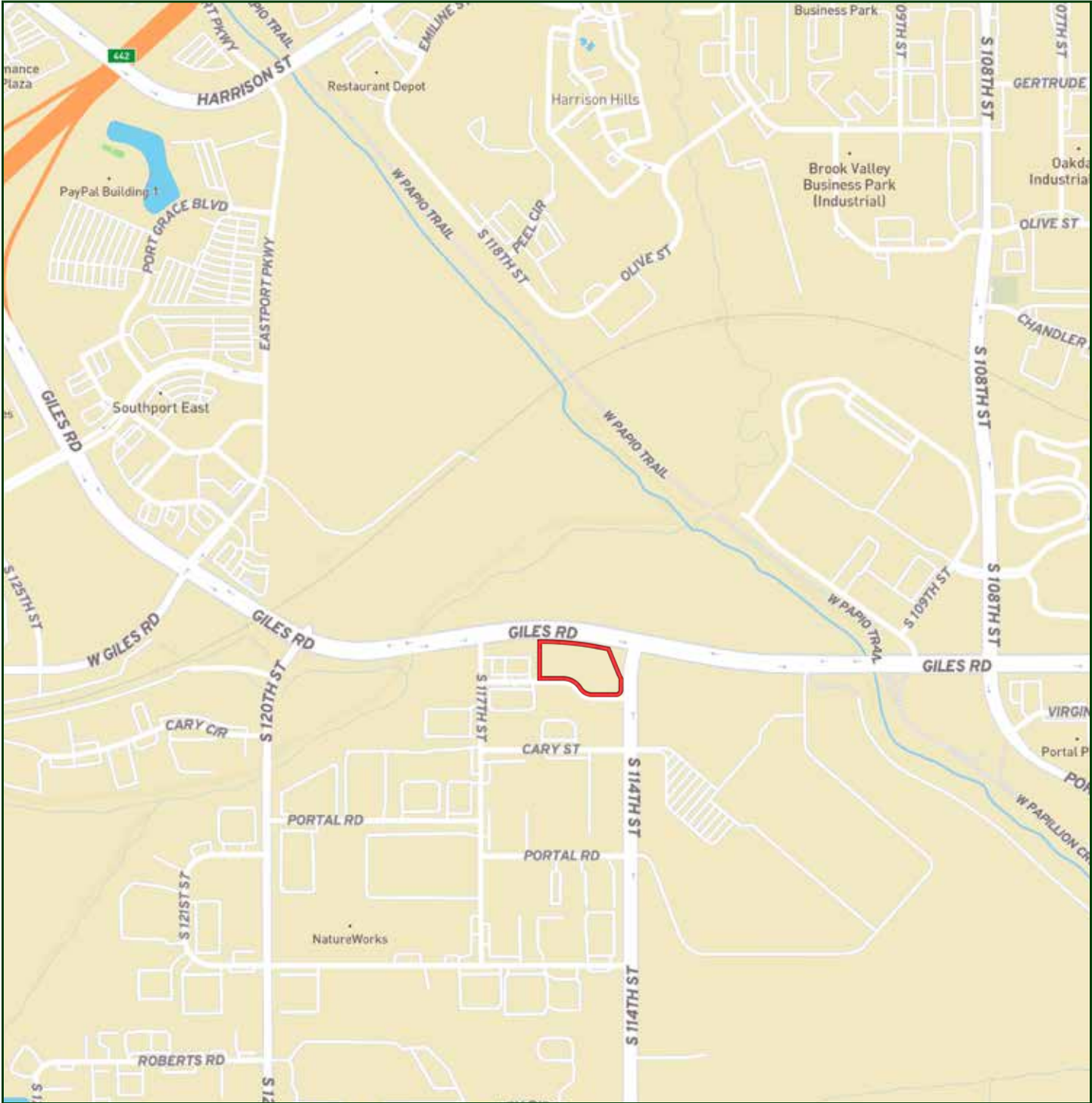
With easy access to major highways and surrounded by a steady flow of potential customers and businesses, this property offers immense visibility and growth potential. The area's robust local economy, featuring a variety of industries and amenities, including many surrounding housing developments and apartment buildings and a 185 acre sports complex being developed directly across the road, these amenities will ensure strong foot traffic and long-term value. This property is the meaning of the saying location, location, location.

Take advantage of this rare opportunity to develop in a well-established and highly sought-after location. Zoned C-3 Highway. Contact us today for more information!

All information herein is from sources deemed reliable, however the accuracy is not guaranteed by Lashley Land and Recreational Brokers, Inc., seller or agent. Offering is subject to error, omissions, prior sale, price change or withdrawal without notice.

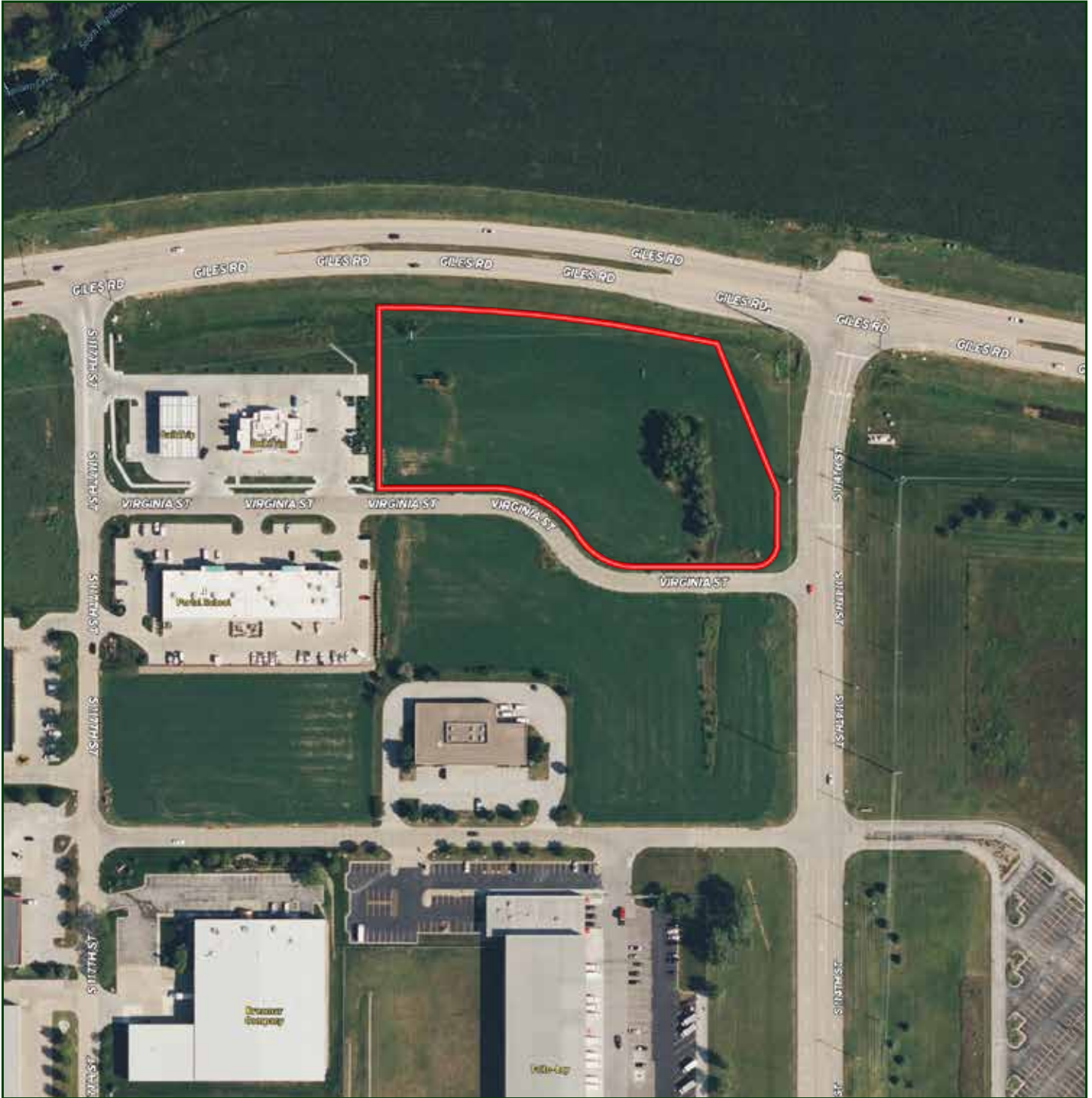
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LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



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PROPERTY IMAGES



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NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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