

AVAILABLE



ACCESS Commercial, LLC



MIXED-USE / INDUSTRIAL LAND FOR SALE

Valley, NE

PROPERTY HIGHLIGHTS:

- Rapidly growing and expanding area in Omaha metro
- Quick access to Hwy 275, midway between Omaha and Fremont
- Smaller lots available
- 3M, directly North, currently undergoing 80,000 SF expansion with an employee count of 680.
- Valmont Industries is 2.6 miles NW of site
- Local school district, DC West, developing 45 AC Sports Complex directly South
- Elkhorn Athletic Association: MD West ONE Sports Complex under development to the North East

CONTACT LISTING AGENT FOR MORE INFORMATION:

Kirk Hanson
kirk@accesscommercial.com
C: (402) 616 - 2580

Rocky Pryor
rocky@accesscommercial.com
C: (402) 216-7887

ADDRESS:

N. 264th Street
Valley, NE

LAND AVAILABLE:

112.8 Acres

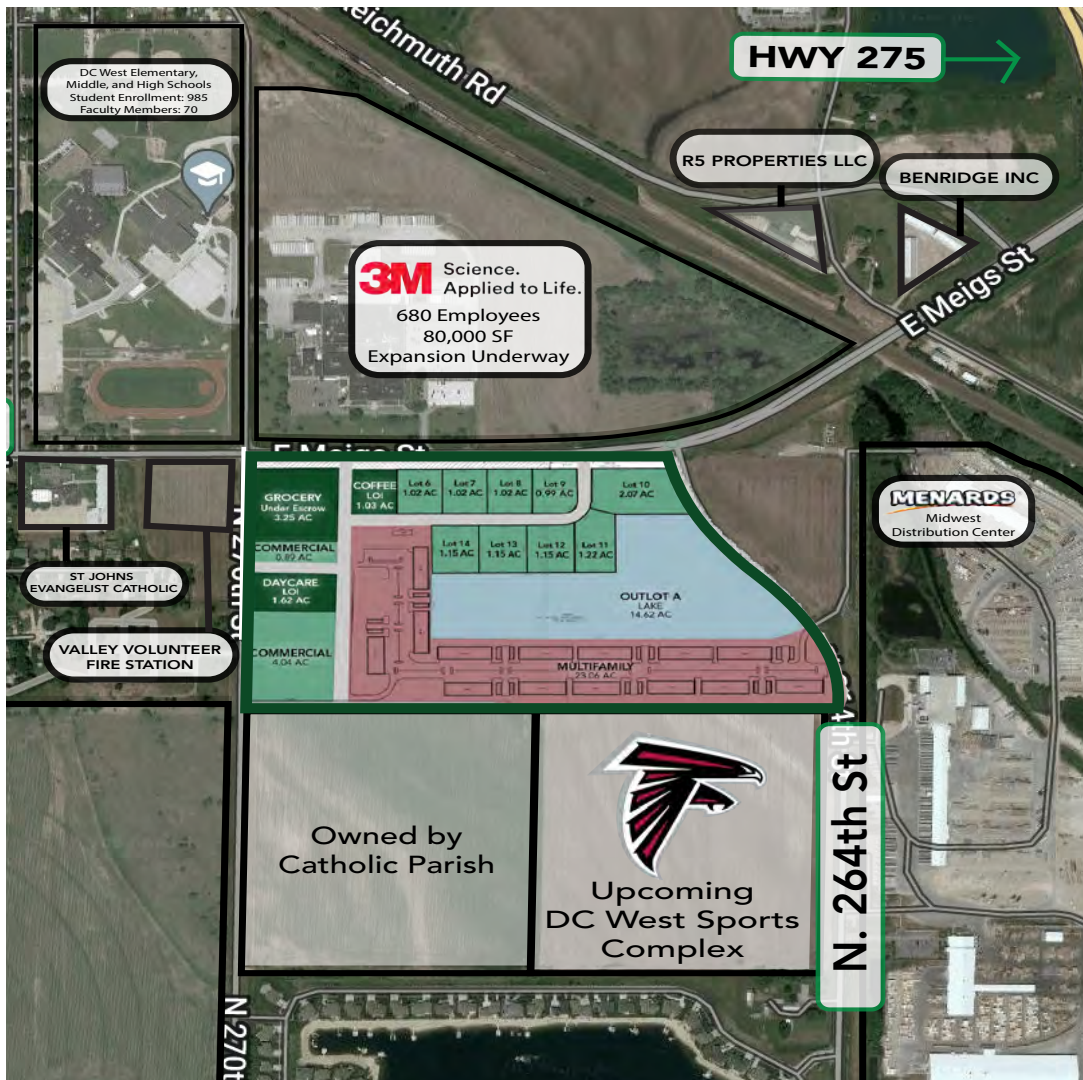
PRICE:

Call for Pricing

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1 AREA DEMOGRAPHICS



DEMOGRAPHICS:

	5 Miles	20 Min. Drive Time
Population	10,123	179,016
Daytime Population	5,670	106,093
Average HH Income	\$128,986	\$127,025

1.6%
PROJECTED
ANNUAL
POPULATION
GROWTH

2,880
EMPLOYEES
IN AREA

270
BUSINESSES
IN AREA

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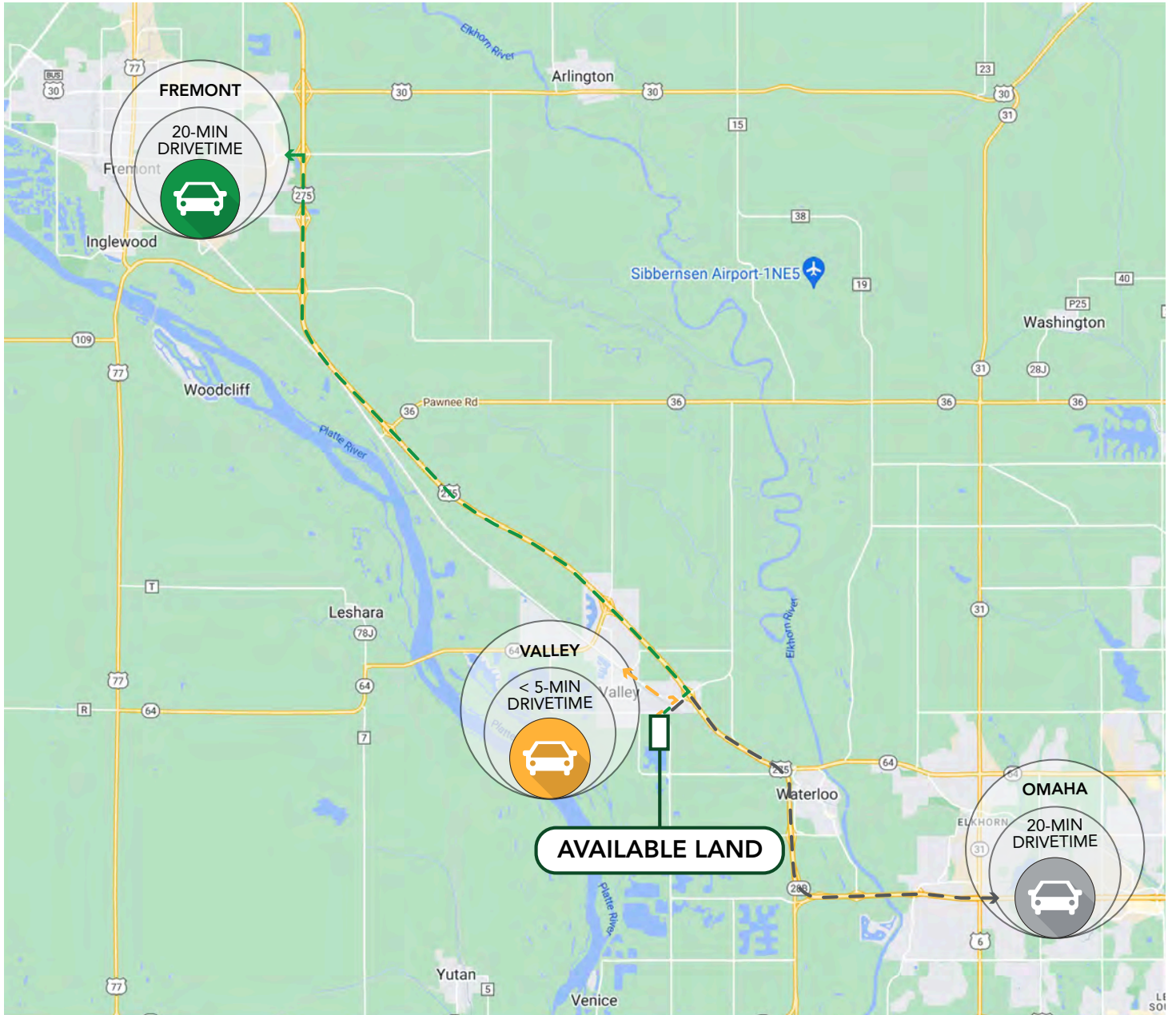
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3 DRIVE TIME MAP



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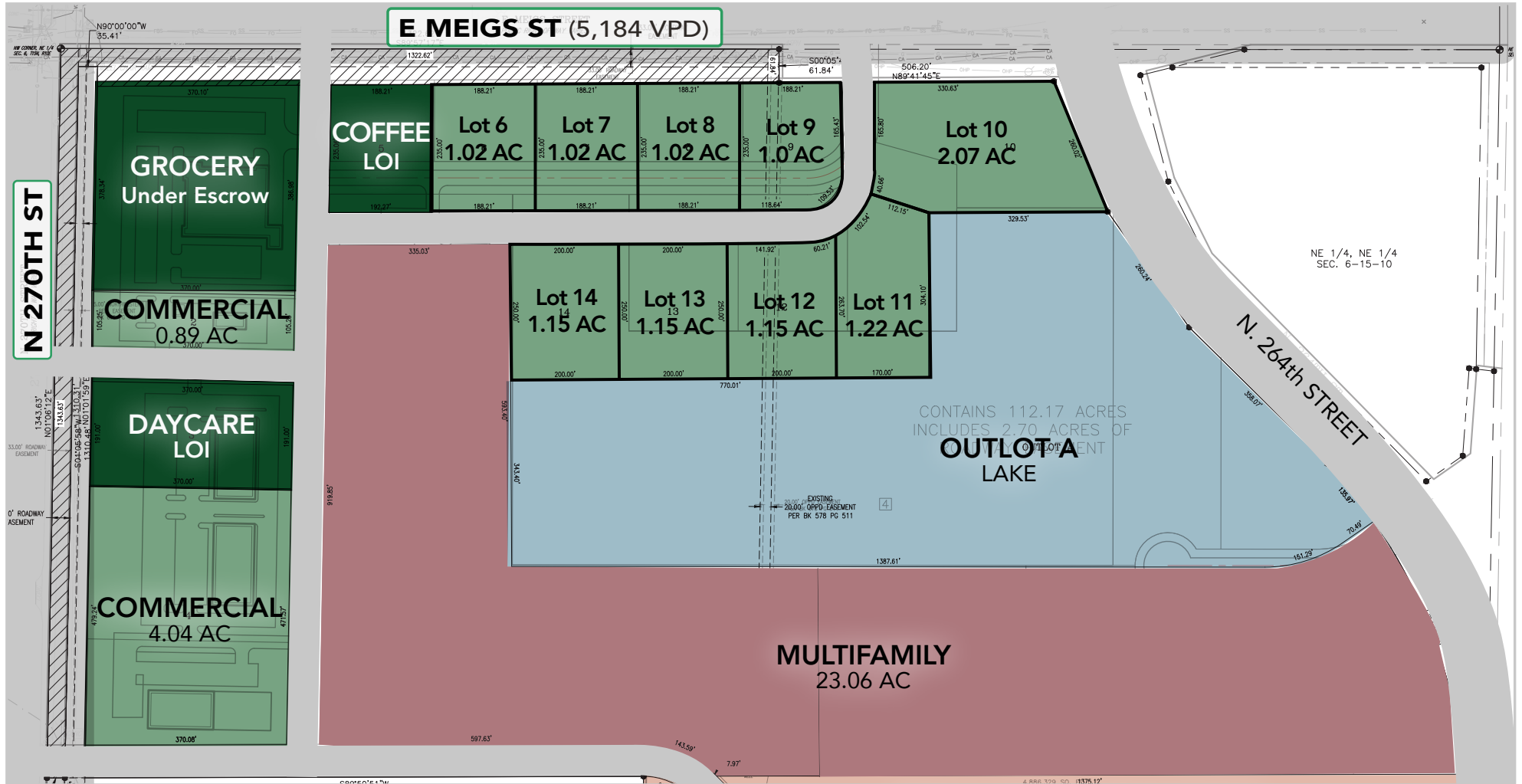
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2 SITE PLAN



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ABOUT ACCESS

ACCESS is focused on growth opportunities through a select grouping of strategic partnerships. We strive to maximize value for every stakeholder involved in our projects, and have a proven track record of over 400 successfully completed projects across 40 states. We focus on forming deep relationships with our clients and believe durable success in our industry requires the right mixture of talents and virtues, collaboration, and relentless execution.



KIRK HANSON PRINCIPAL

Kirk is responsible for all business development and brokerage activities for ACCESS and affiliated companies. He holds a Bachelor's Degree in Finance from the University of Nebraska at Lincoln and is a licensed broker in Nebraska, Iowa, Missouri and North Dakota. He is also a long-time member of the International Council of Shopping Centers (ICSC) and the Entrepreneurs Organization (EO).



ROCKY PRYOR BROKERAGE ASSOCIATE

Rocky graduated from the Jesuit school of Rockhurst University with a dual major in Communication and Nonprofit Leadership. He competed in persuasive speech competitions and was named the Vice President of the Nonprofit Leadership Alliance on campus. He is a licensed Real Estate Agent in Nebraska with 5+ years of experience specializing in development/landlord representation. Rocky lives in Omaha, Nebraska and he enjoys being outside exploring new places.



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* Agent has equity

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