

COMMERCIAL LAND FOR SALE

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

LAND FOR SALE



PROPERTY DESCRIPTION

Explore an exceptional investment opportunity in the thriving Omaha, Nebraska area with this lot property at SWC 180th & Giles. This prime location offers a strategic advantage for prospective land or commercial investors seeking a lucrative venture in a high-demand market. This property presents the potential for a profitable development that caters to the growing population in the area. Positioned in a sought-after location, this property provides an ideal foundation for a successful commercial investment venture, making it a noteworthy opportunity for astute investors aiming to capitalize on the thriving market in Omaha.

PROPERTY HIGHLIGHTS

- Zoned Gen Commercial
- Prime Omaha, Nebraska location with nearby commercial development and newly built highschool
- Strong potential for high ROI

OFFERING SUMMARY

Sale Price:	\$12.00 / SF
Lot Size:	3.31 Acres



ACCESS Commercial, LLC

AMBER OLSON

Senior Broker Associate

402.618.5523

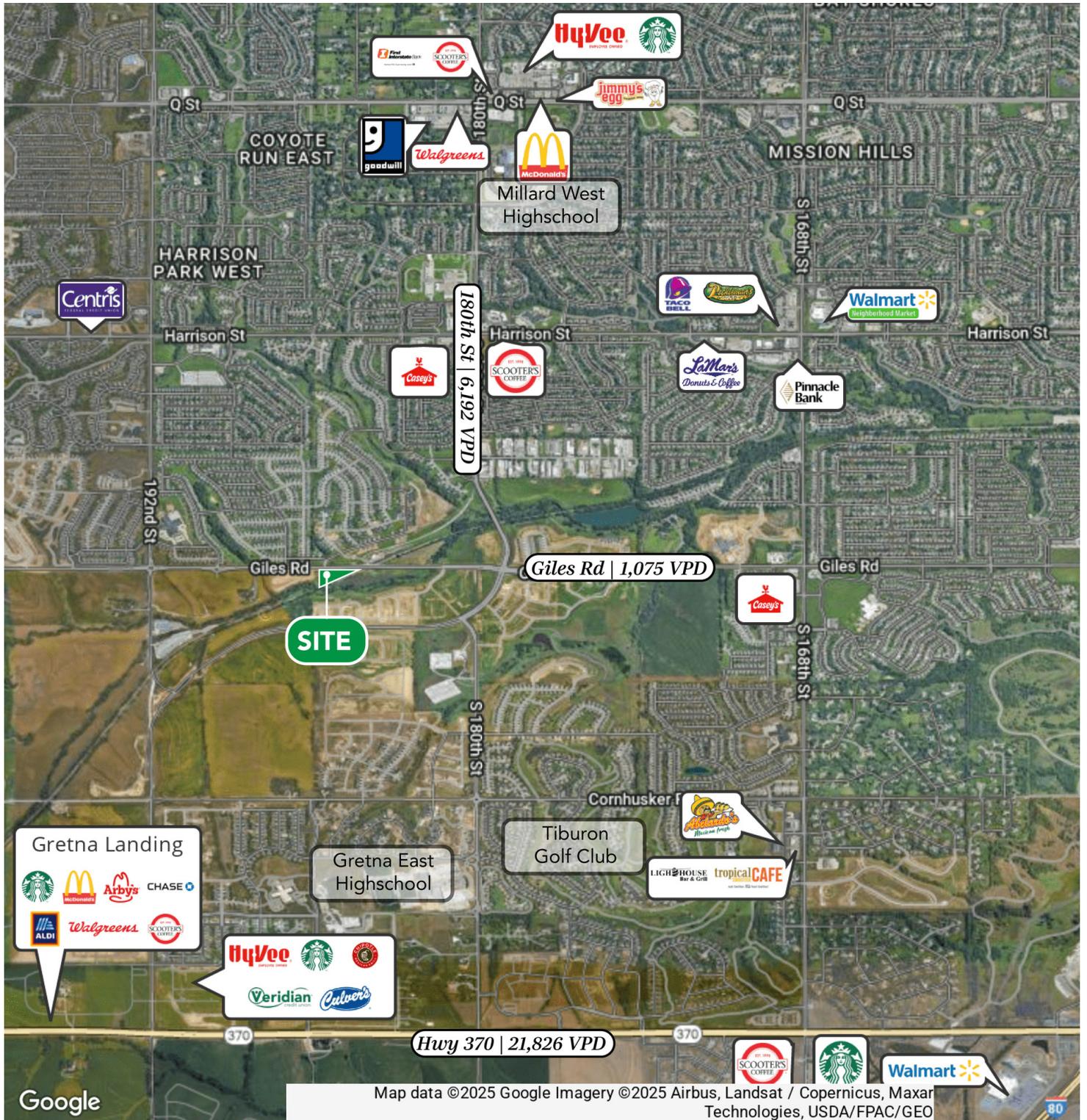
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ACCESS Commercial, LLC | 10730 Pacific St Suite 020, Omaha, NE 68114 | 402.502.1983 | accesscommercial.com

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MARKET MAP



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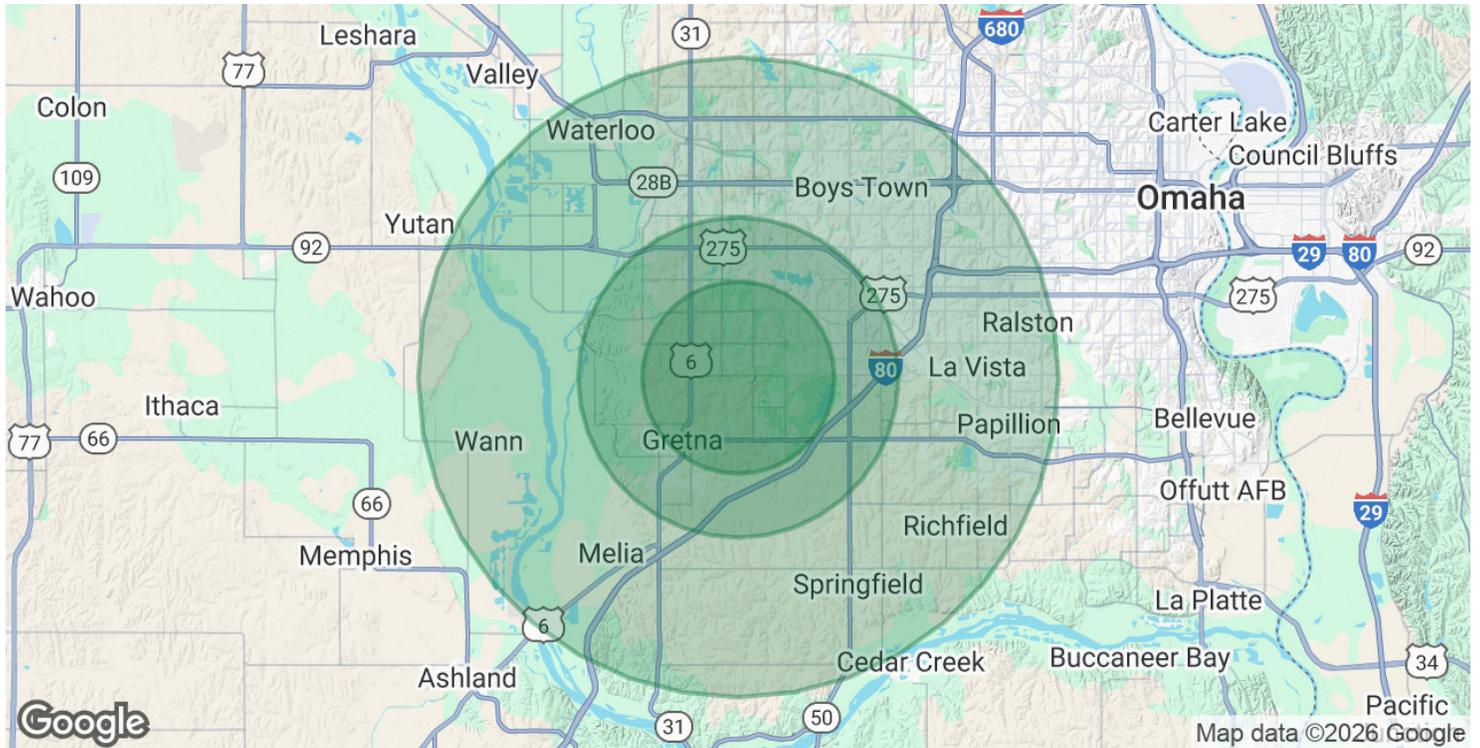
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DEMOGRAPHICS



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	66,891	131,764	362,070
Daytime Population	38,808	112,052	404,345
Employees in Area	38,077	74,261	205,028

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

Demographics data derived from AlphaMap

PROPERTY DATA SHEET	
Property Type	Land
Lot Size	3.31 Acres
Sale Price	\$12 PSF



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LISTING TEAM



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Direct: 402.618.5523

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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