

30030 W REICHMUTH RD.

5,000 SF | \$800,000

30030 W REICHMUTH RD, VALLEY, NE 68064



INVESTORS
REALTY INC.

WWW.INVESTORSOMAHA.COM



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30030 W REICHMUTH RD

EXECUTIVE SUMMARY

OFFERING SUMMARY

SALE PRICE:	\$800,000
Building Size:	5,000 SF
Price / SF:	\$160.00
Lot Size:	4.14 Acres
Property Type:	Industrial
Year Built:	2017

PROPERTY OVERVIEW

5,000 SF former bank hall built in 2017.

PROPERTY HIGHLIGHTS

- Flexible Use Potential — property well-suited for continued event operations or redevelopment for alternative commercial/industrial use
- 4.83 AC total provides expansion possibility for additional buildings
- Turnkey Event Venue with established operations, equipment, and customer amenities included
- High-visibility, easy access location via HWY 275

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	107	1,892	4,984
Average Age	44.4	49.2	46
HOUSEHOLDS			
Total Households	38	833	2,100
People Per HH	2.8	2.3	2.4
Average HH Income	\$160,738	\$144,811	\$137,022
Average HH Value	\$542,929	\$533,503	\$468,853

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SITE AERIAL

ner Airport-NE56

chmuth Rd

W Reichmuth Rd

W Reichmuth Rd

W Reichmuth Rd

W Reichmuth Rd

N 300th St

N 300th St

Google

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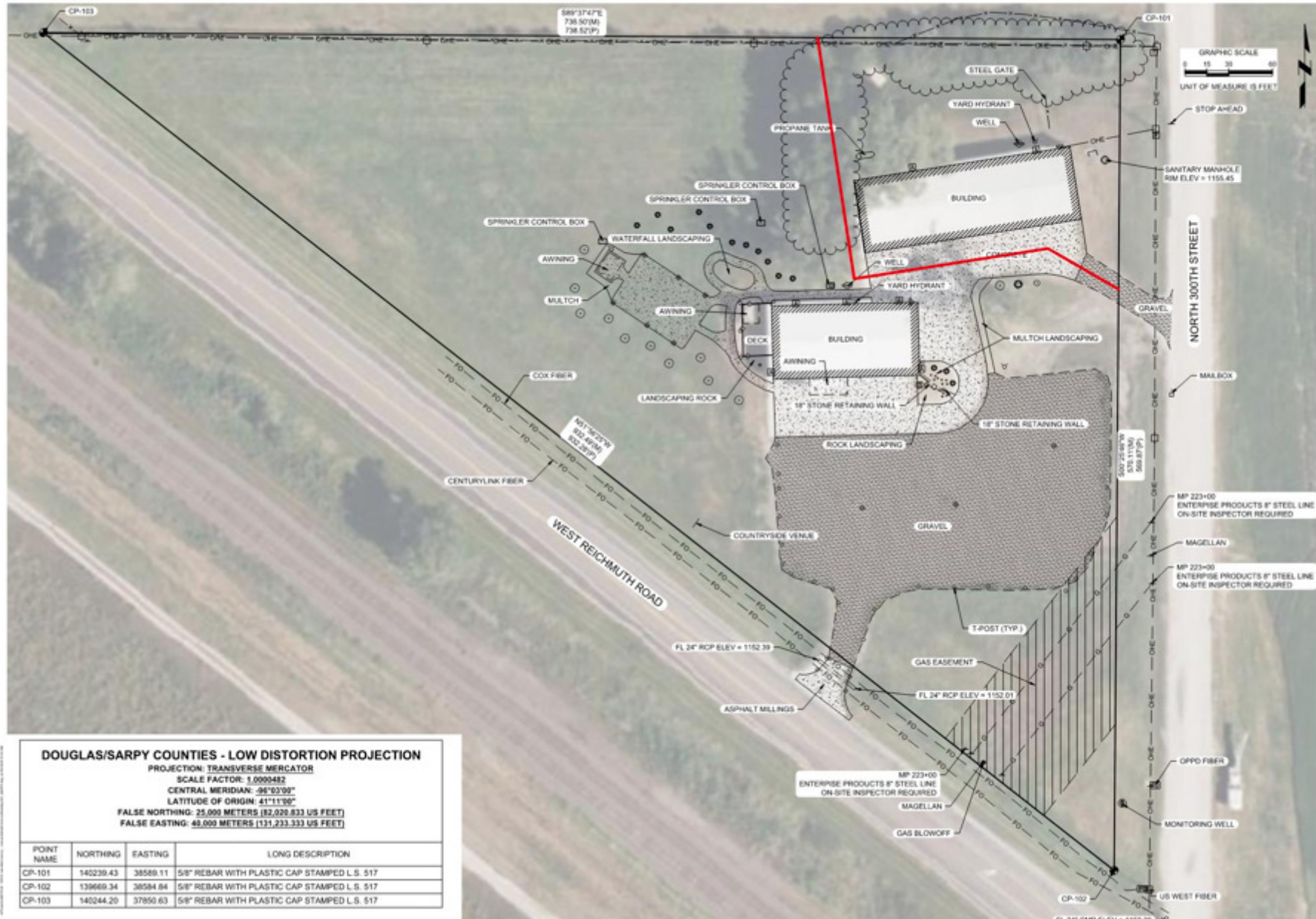
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2022
LOT 2 JOSHUA ESTATE
LOT 2 SEC. 22-116N-R9E
DOUGLAS COUNTY, NEBRASKA

SOCO INDUSTRIES SURVEY

PRELIMINARY
NOT FOR
CONSTRUCTION
DATE
9/2/2025
LADYNN WITTS

PROJECT NO: 22078.00
DATE: 9/2/2025
DRAWN BY: JEO
FILE NAME: 22_22078.dwg
FIELD BOOK: DOUGLAS CO. AND
FIELD CROSS: 107
SURVEY FILE NO: 107
PLANNED NAME: 22078.00
REVISION: 107.00
REVISION: 107.00
REVISION: 107.00
REVISION: 107.00

1 OF 1

DOUGLAS/SARPY COUNTIES - LOW DISTORTION PROJECTION

PROJECTION: TRANSVERSE MERCATOR
SCALE FACTOR: 1.000482
CENTRAL MERIDIAN: -96°03'09"
LATITUDE OF ORIGIN: 41°11'59"
FALSE NORTHING: 25,000 METERS (82,020.833 US FEET)
FALSE EASTING: 49,000 METERS (161,233.333 US FEET)

POINT NAME	NORTHING	EASTING	LONG DESCRIPTION
CP-101	140239.43	38589.11	5/8" REBAR WITH PLASTIC CAP STAMPED L.S. 517
CP-102	139669.34	38594.94	5/8" REBAR WITH PLASTIC CAP STAMPED L.S. 517
CP-103	140244.20	37890.63	5/8" REBAR WITH PLASTIC CAP STAMPED L.S. 517



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EVENT CENTER



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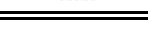
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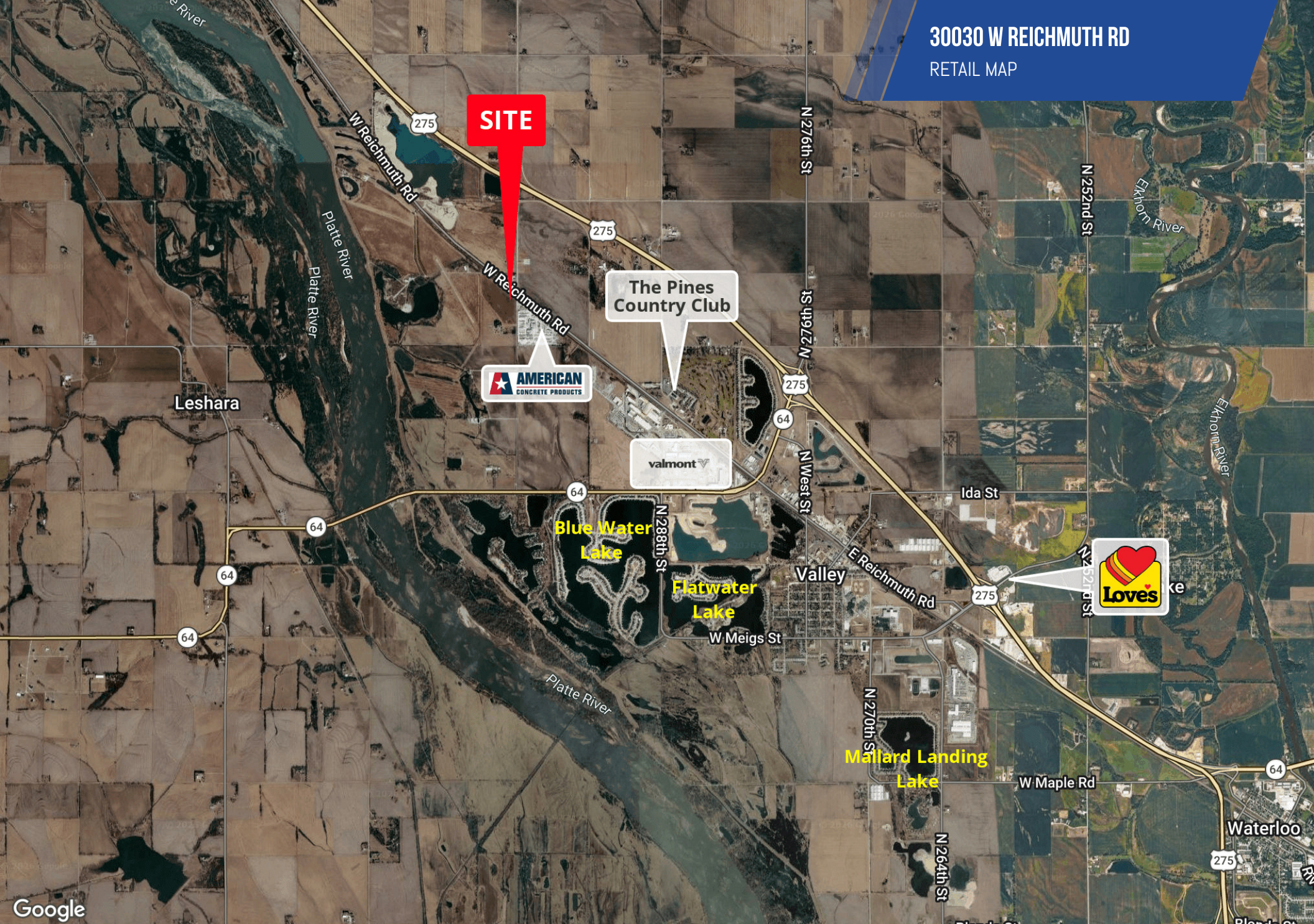
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RETAIL MAP



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