

VALLEY LANDING

N 264th Street & W Maple Road, Valley, NE 68064

MIXED USE LAND AVAILABLE



PROPERTY DESCRIPTION

Located in one of the fastest-growing areas of the Omaha metro, this development offers exceptional visibility and quick access to Hwy 275, just 10 minutes from Omaha. Community momentum continues with the DC West School District's 45-acre Sports Complex opened fall 2025, and the Elkhorn Athletic Association's MD West ONE Sports Complex which has projected 1 million annual visits once all phases are completed. DC West has an enrollment of 1,116 students.

The site is surrounded by major employers, including 3M—which recently completed an 80,000 SF expansion and employs 680 people—and Valmont Industries, located 2.6 miles northwest with 11,000+ employees worldwide of which 500 are within Valley.

Commercial pads are available now!

PROPERTY HIGHLIGHTS

- Valley's newest development!
- Ideal for various investment opportunities
- Strategically located with easy access to major roads



ACCESS Commercial, LLC

KIRK HANSON

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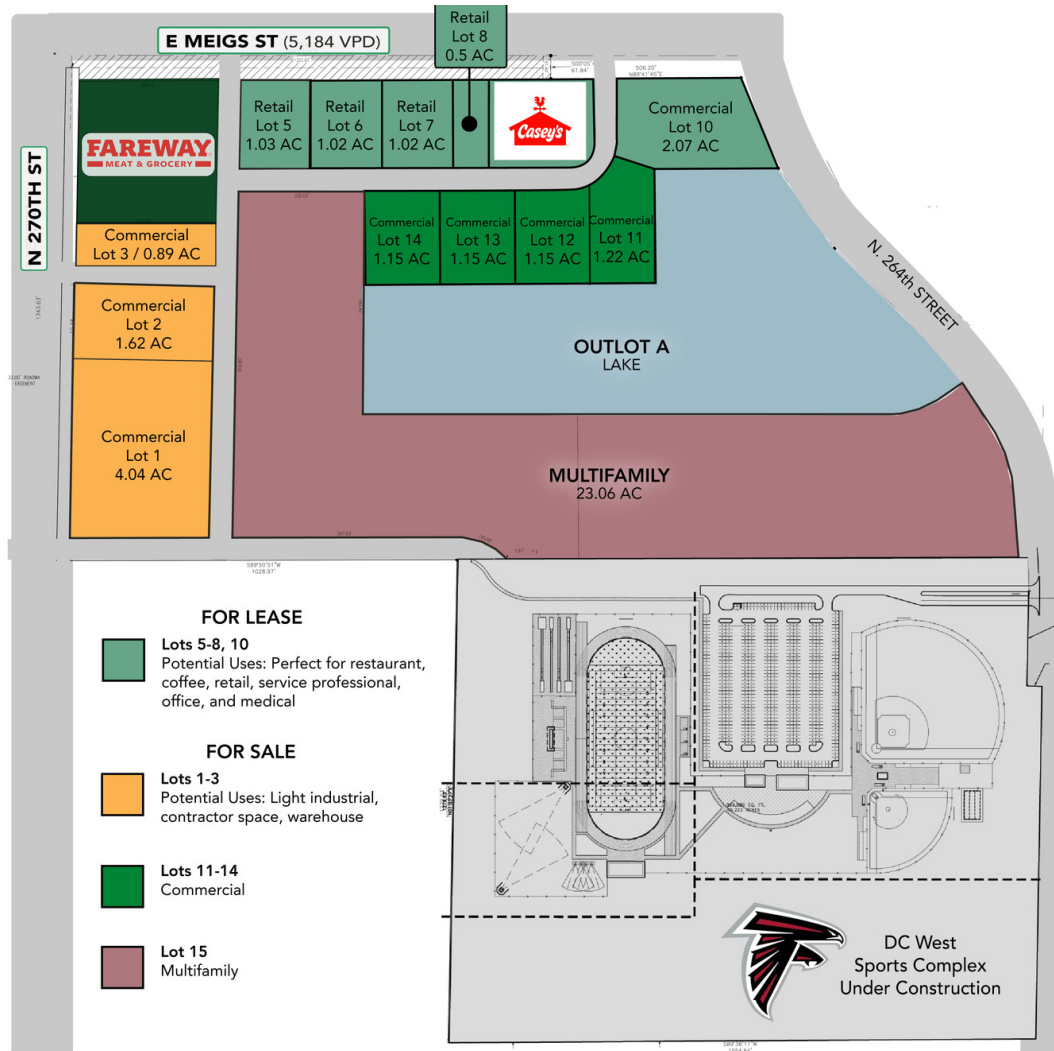
ROCKY PRYOR

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SITE PLAN



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DRONE PHOTOS



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DC WEST + MARKET OVERVIEW



- Opened Fall 2025
- Includes a football field and track, soccer, and baseball fields
- The complex will be utilized for high school students, with walking access being added to the complex from DC West for safe travel
- 500 parking stalls included



MARKET OVERVIEW

	OMAHA, NE MSA	DC WEST SCHOOL DISTRICT	VALLEY, NE TRADE AREA
Median HH Income	\$81,376	\$107,370 1.3 X Omaha	\$106,750 1.3 X Omaha
Median HH Value	\$278,300	\$413,500 1.5 X Omaha	\$515,100 1.9 X Omaha
Population	1,001,010	6,564	4,480
Est. 2029 Population	1,039,623	7,023	5,261

DC West School District Enrollment 1,116 (up 5.6% from 2024)

* All Data from Placer.ai + Census

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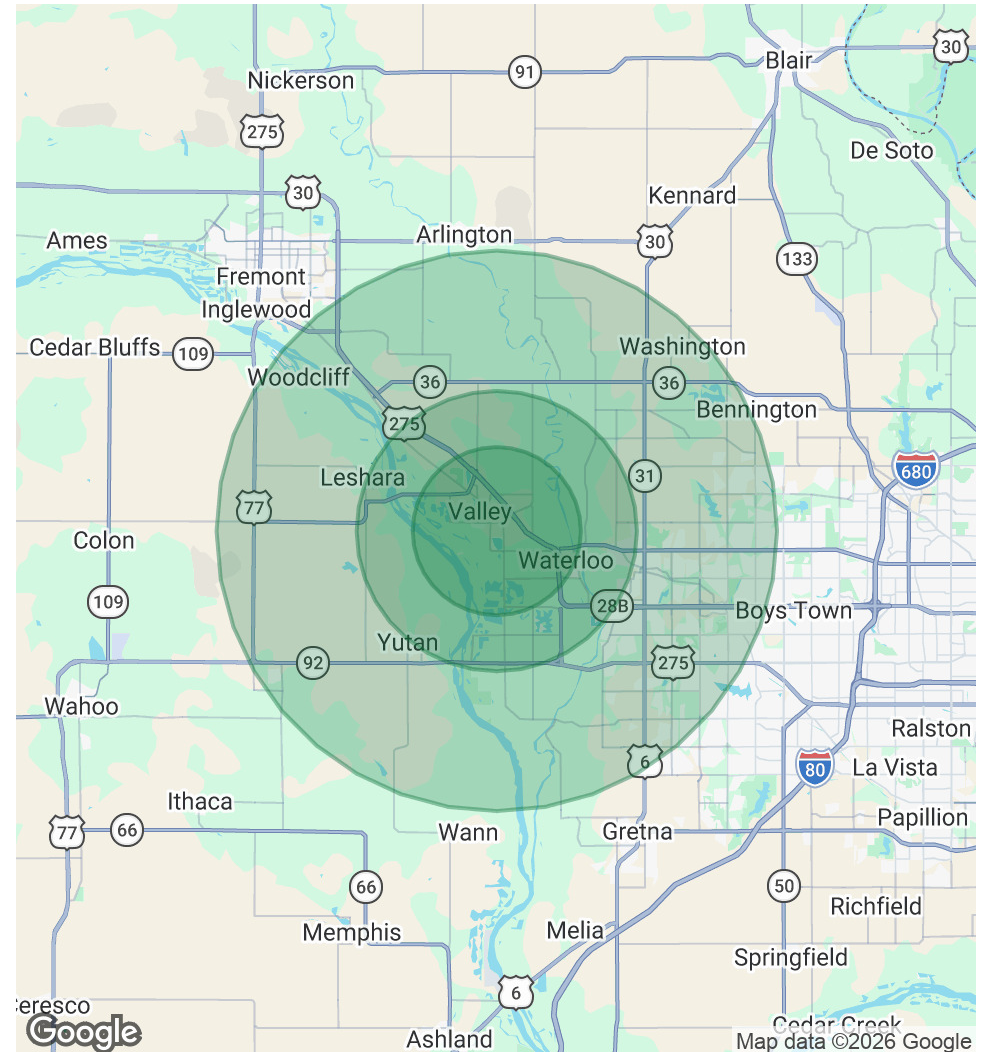
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DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	4,810	11,646	140,457
Daytime Population	4,530	12,712	116,183
Employees in Area	2,482	6,191	78,441

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,025	4,465	50,791
Average HH Income	\$119,563	\$149,801	\$161,590
Median HH Income	\$79,053	\$114,465	\$131,449

Demographics data derived from AlphaMap



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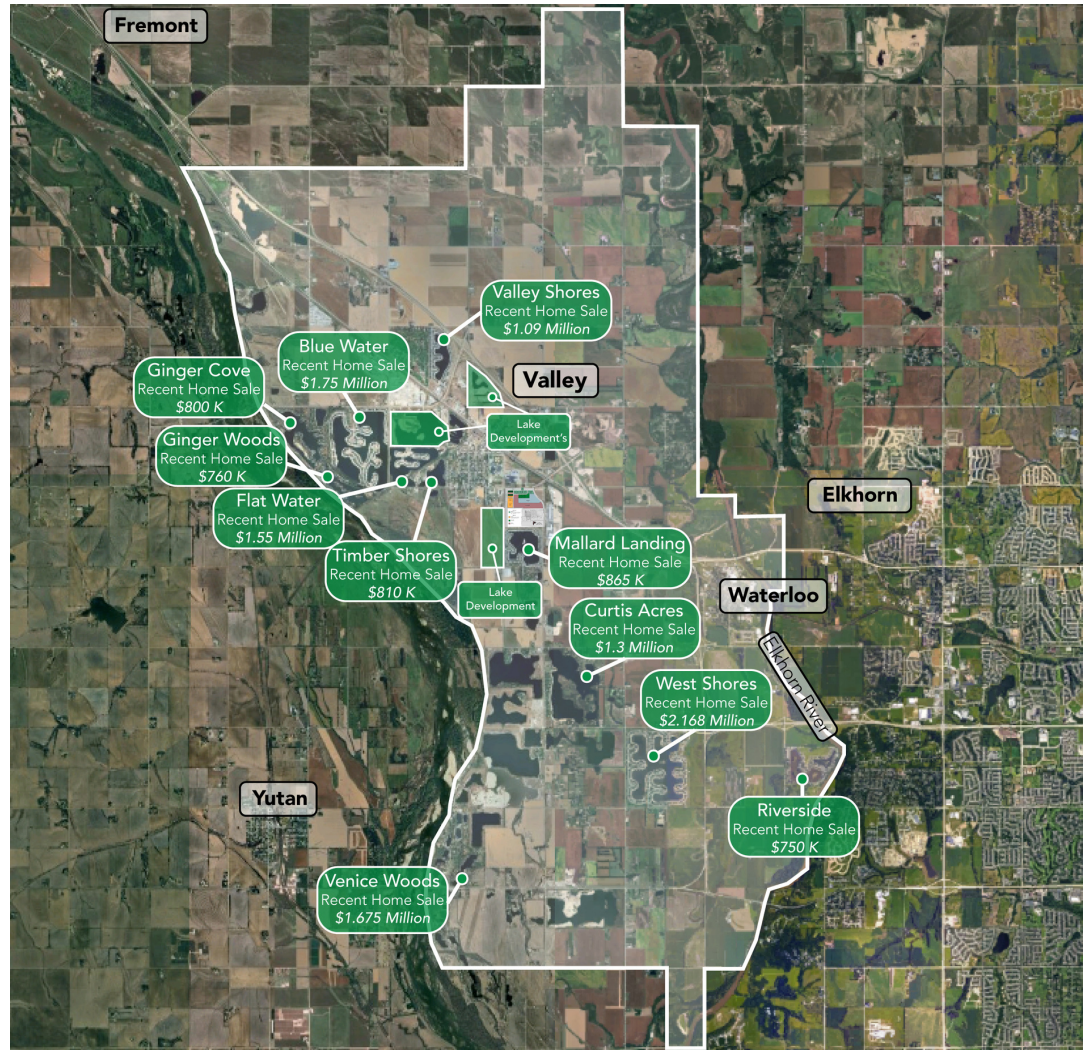
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LAKE HOME VALUES -DC WEST SCHOOL DISTRICT



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LISTING TEAM



KIRK HANSON

Principal

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Direct: 402.616.2580

PROFESSIONAL BACKGROUND

Kirk is responsible for all business development and brokerage activities for ACCESS and affiliated companies. Kirk is also a Co-Founder and Managing Director of Sower Capital Management, LLC a sponsor of real estate equity funds, and Montage Builders, LLC, a Midwest-focused general contracting firm. Kirk 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), the Entrepreneurs Organization (EO) and Realty Resources.



ROCKY PRYOR

Brokerage Associate

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Direct: 402.216.7887

PROFESSIONAL BACKGROUND

Rocky Pryor is a dynamic brokerage associate at ACCESS Commercial specializing in retail leasing and landlord representation across the Buffalo Range. For over 7 years, Rocky has completed more than 60 lease and sale transactions, totaling more than \$50 million in value. Rocky represents Sower Capital Management and other developers, working with local and national brands to secure strategic locations across the region. He is known for his market insight, proactive communication, and ability to align business goals with real estate opportunities.

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