



For sale

Industrial, office, flex, retail
space available for sale

13.27 - 22.4 AC

HWY 275 & HWY 64 Valley, Nebraska 68064

Property Overview

Availability: 13.27 - 22.4 acres (578,000 - 1,550,000 SF)

Sale price: \$5.00 - \$8.00 PSF

- 2 parcels - 13.27 AC and 22.4 AC
 - Parcels are divisible and may sell separately
- Zoning: C3 - permits a wide range for commercial activities
- Located in the rapidly growing community of Valley, NE
- Convenient access to Highway 275
- Only 10 mins to West Omaha or Fremont
- Utilities located at the site
- In close proximity to the Regional First Interstate's Sportsplex and Love's Travel Shop
- Nearby retailers include Ace Hardware, Dollar General, Napa Auto Parts and Dental Services

Contact broker for
additional information

jll.com

Mark Palmer

Senior Vice President

mark.palmer1@jll.com

+1 402 677 9706

Images

13.27 acres



Images

22.4 acres



For sale

HWY 275 & HWY 64

Valley, Nebraska 68064



Demographics	Radius of the Property		
	3-mile	5-miles	10-miles
Population	3,823	5,894	101,068
Daytime Population	6,295	8,287	84,029
Households	1,664	2,477	36,477
Avg Household Income	\$144,488	\$141,556	\$191,104

**Contact broker for
additonal information**

jll.com

Mark Palmer
Senior Vice President
mark.palmer1@jll.com
+1 402 677 9706