



# 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**

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### **(()) JLL** SEE A BRIGHTER WAY

## Images 13.27 acres





### **JLL** SEE A BRIGHTER WAY

# Images 22.4 acres







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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

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