



For sale

Industrial, office, flex, retail space available for sale

13.27 - 22.4 acres

HWY 275 & HWY 64 Valley, Nebraska 68064

Property Overview

Availability: 13.27 - 22.4 acres (578,000 - 1,550,000 SF) Sale price: \$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

Mark Palmer

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

Eric Rose

Managing Director eric.rose@jll.com +1 406 855 0635

Nick Anderson

Associate nicholas.anderson@jll.com +1 515 729 6015

Jones Lang LaSalle Americas, Inc.

Tanner Borchardt

Senior Vice President tanner.borchardt@jll.com +1 308 529 3861

(()) JLL SEE A BRIGHTER WAY

Images 13.27 acres





JLL SEE A BRIGHTER WAY

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 additional information

jll.com

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

Eric Rose Managing Director eric.rose@jll.com +1 406 855 0635 Nick Anderson
Associate
nicholas.anderson@jll.com
+1 515 729 6015

Tanner Borchardt

Senior Vice President tanner.borchardt@jll.com +1 308 529 3861

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © 2025 Jones Lang LaSalle IP, Inc. All rights reserved.