



WEST VILLAGE POINTE LAND

OMAHA LAND FOR SALE



180th St. & Dodge Rd.,
Omaha, NE 68118



1.824 Acres +/-
79,449 SF +/-



\$1,827,327
\$23.00 / SF

LOCATION

Premier land located near Omaha's upscale shopping district, just off Dodge Rd, a major throughfare. Adjacent to Village Pointe, an open-air shopping, dining, and entertainment district that draws 5.9M visits annually. Surrounded by leading health-care facilities, including the Children's Hospital, Nebraska Medicine, and Madonna Rehab, bringing thousands of professionals to the area daily.

DESCRIPTION

- Potential to subdivide - contact Broker
- Connecting lot sold to Twin Peaks Restaurant
- Utilities (gas, water, sewer, & electric) near the property line
- Cross-easement access
- Supportive demographics with an AHHI of \$136,999 within a 1-mile radius
- Neighbors include quality hotels, multiple office towers, banks, breakfast joints, Keller Williams, Berkshire Hathaway, the Bentley Dealership, a day-care, Pacific Springs Golf Course, Shadow Ridge Golf Course and much more
- North of Dodge Rd is home to an abundance of luxury auto dealerships and repair shops, like Audi, Porsche, Volvo, Volkswagen, and more
- Contact Broker for information on covenants, conditions, and restrictions

SCOTT BLOUNT

605.231.1882 | scott@lloydcompanies.com

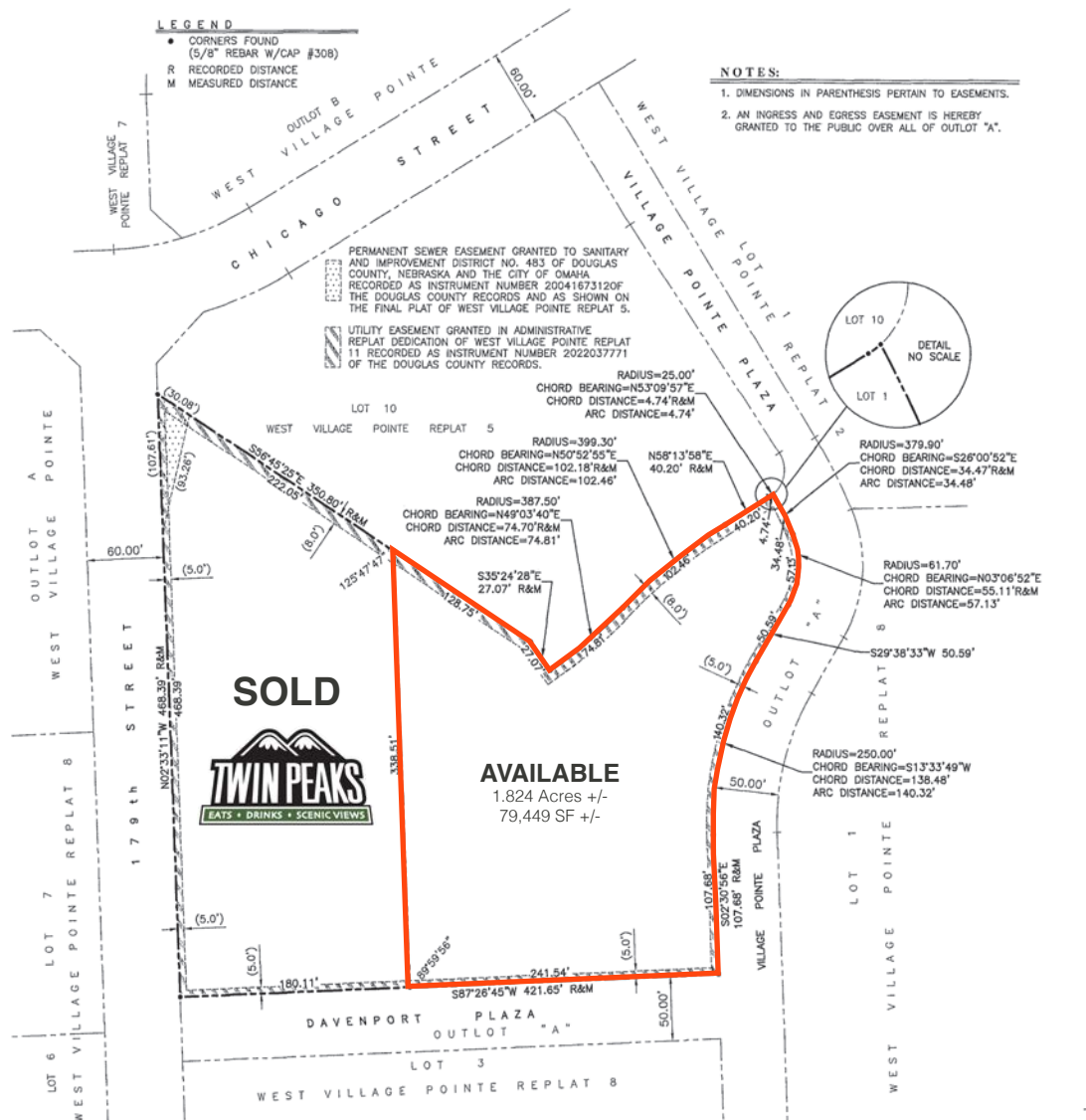
LAND COSTS

*These numbers are based on estimates and are not guaranteed.

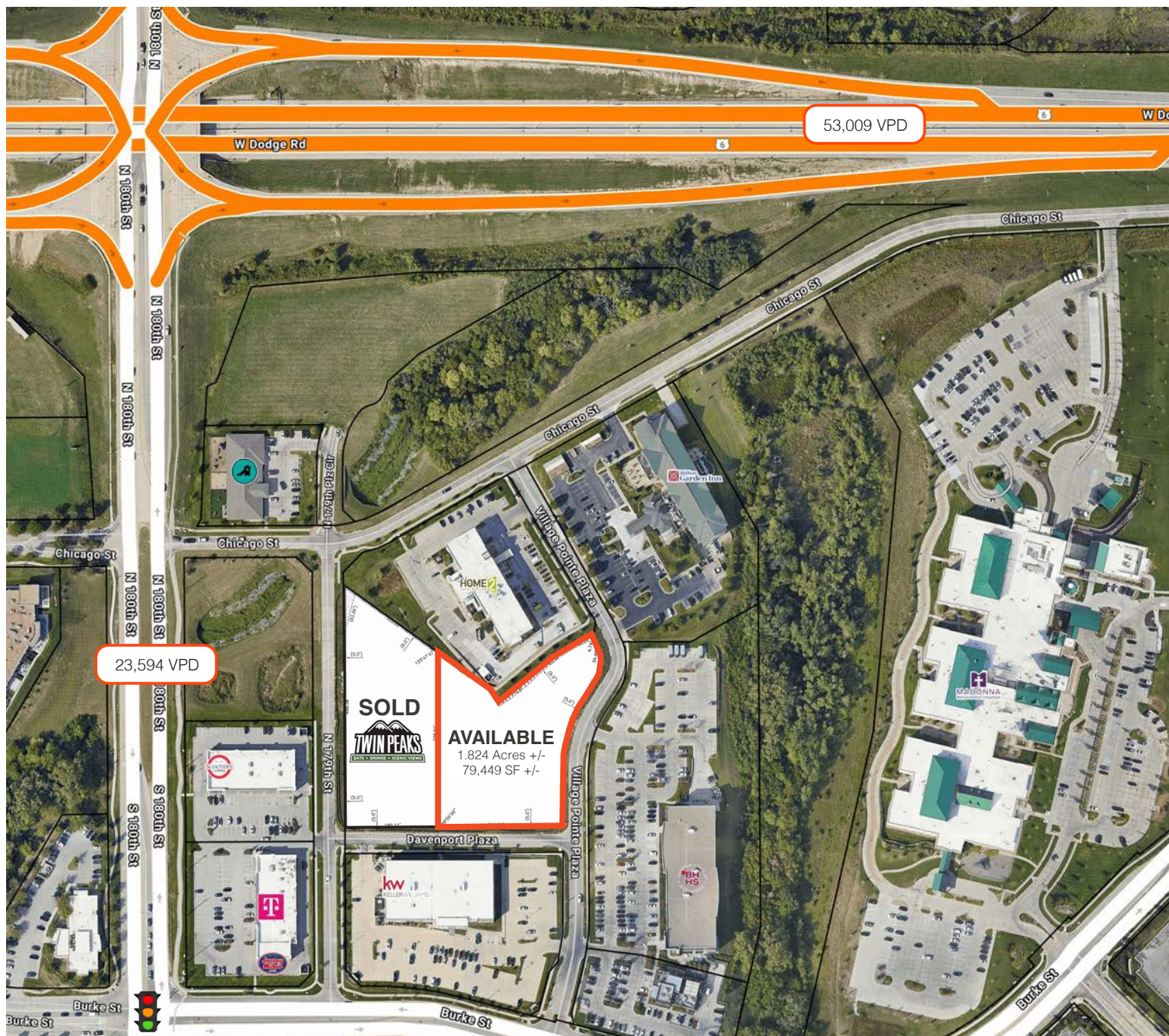
Size (Acres)	Size (SF)	Asking Price	Total Asking Price
1.824 Acres +/-	79,449 SF +/-	\$23.00 / SF	\$1,827.327

PLAT

Concept only; subject to change



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AREA MAP



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MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	3,505	60,525	151,364
2020 Total Population	5,453	78,548	185,383
2020 Group Quarters	6	220	945
2024 Total Population	5,521	81,335	194,976
2024 Group Quarters	6	215	933
2029 Total Population	6,004	83,853	201,630
2023-2028 Annual Rate	1.69%	0.61%	0.67%
2024 Total Daytime Population	12,181	76,422	179,948
Workers	9,724	38,664	90,844
Residents	2,457	37,758	89,104
Household Summary			
2010 Households	1,383	21,710	55,386
2010 Average Household Size	2.53	2.78	2.71
2020 Total Households	2,257	28,877	68,809
2020 Average Household Size	2.41	2.71	2.68
2024 Households	2,277	29,891	72,480
2024 Average Household Size	2.42	2.71	2.68
2029 Households	2,539	31,097	75,459
2029 Average Household Size	2.36	2.69	2.66
2023-2028 Annual Rate	2.20%	0.79%	0.81%
2010 Families	958	16,687	40,840
2010 Average Family Size	3.10	3.21	3.18
2024 Families	1,422	21,762	51,672
2024 Average Family Size	3.13	3.25	3.22
2029 Families	1,568	22,511	53,535
2029 Average Family Size	3.07	3.23	3.21
2023-2028 Annual Rate	1.97%	0.68%	0.71%
2024 Housing Units	2,374	31,190	75,766
Owner Occupied Housing Units	60.0%	71.1%	71.7%
Renter Occupied Housing Units	35.9%	24.7%	24.0%
Vacant Housing Units	4.1%	4.2%	4.3%
Median Household Income			
2024	\$136,999	\$131,102	\$121,217
2029	\$154,835	\$154,188	\$141,915
Median Age			
2010	37.0	35.9	35.5
2020	38.5	37.7	37.4
2024	39.0	38.3	38.0
2029	39.4	39.2	38.8
2024 Population by Sex			
Males	2,763	40,530	97,077
Females	2,758	40,805	97,899
2029 Population by Sex			
Males	2,990	41,515	99,865
Females	3,013	42,338	101,766
Data for all businesses in area			
Total Businesses:	405	2,755	6,431
Total Employees:	8,357	35,969	84,543

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