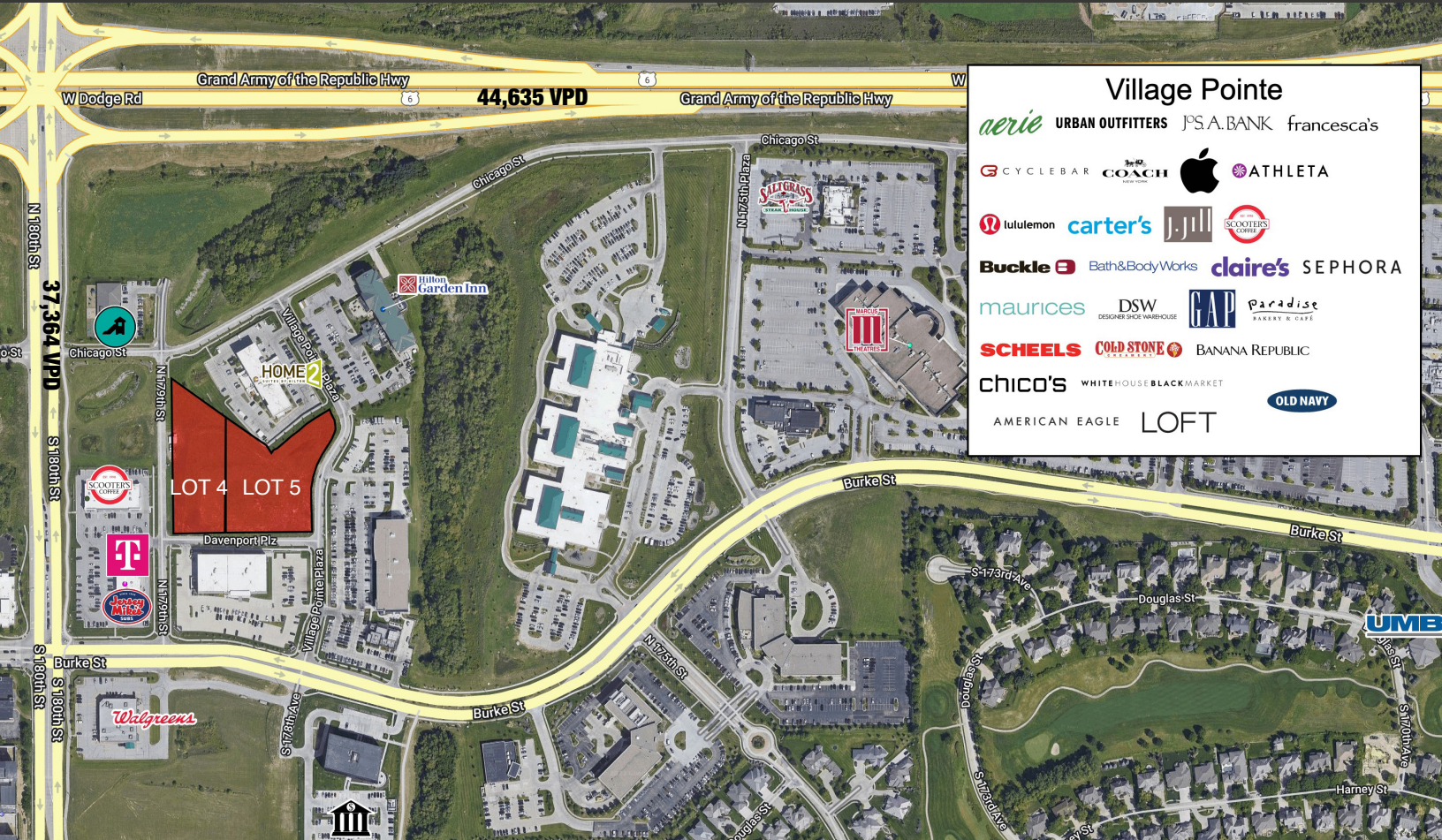



WEST VILLAGE POINTE LAND


LAND FOR SALE AT 180TH STREET & DODGE ROAD



- Village Pointe**
- aerie URBAN OUTFITTERS JPS.A.BANK francesca's
 - SCYCLEBAR COACH Apple ATHLETA
 - lutulemon carter's J.Jill SCOOTERS COFFEE
 - Buckle Bath&BodyWorks claire's SEPHORA
 - maurices DSW GAP paradise BAKERY & CAFE
 - SCHEELS COLD STONE BANANA REPUBLIC
 - chico's WHITEHOUSEBLACKMARKET OLD NAVY
 - AMERICAN EAGLE LOFT

 180th Street & Dodge Road
Omaha, NE 68118

 152,115 SF +/-
(3.49 acres +/-)
Lots 4 & 5 can be subdivided

 \$23.00 / SF

LOCATION

Class "A" mixed use development opportunity with strong visibility from Omaha's major thoroughfare, Dodge Road. Ideal location for developers looking to establish high-end retail stores. The area's upscale demographic and reputation for luxury goods make it a natural fit for high-end-retail looking to expand their presence in the Midwest.

DESCRIPTION

- Dynamic area with high-end hospitality centers and hotels, retail and restaurants, luxury homes, and park-like common areas and wellness trails
- The area's affluent population, combined with its convenient location and diverse mix of shopping and dining options, make it a fantastic retail opportunity
- One of the last retail lots available on the western edge of Village Pointe
- Subdividable – Lot 4: 72,666 SF +/- Lot 5: 79,449 SF +/-
- Utilities (Gas, Water, Sewer, Electrical) are near the property line
- Near Village Pointe, an open-air shopping, dining, and entertainment destination in the heart of Omaha
- Area neighbors include, Scheels, Coach, Apple, Hilton Garden Inn, Madonna Rehabilitation Hospital, and much more
- Contact Broker for CC&Rs.

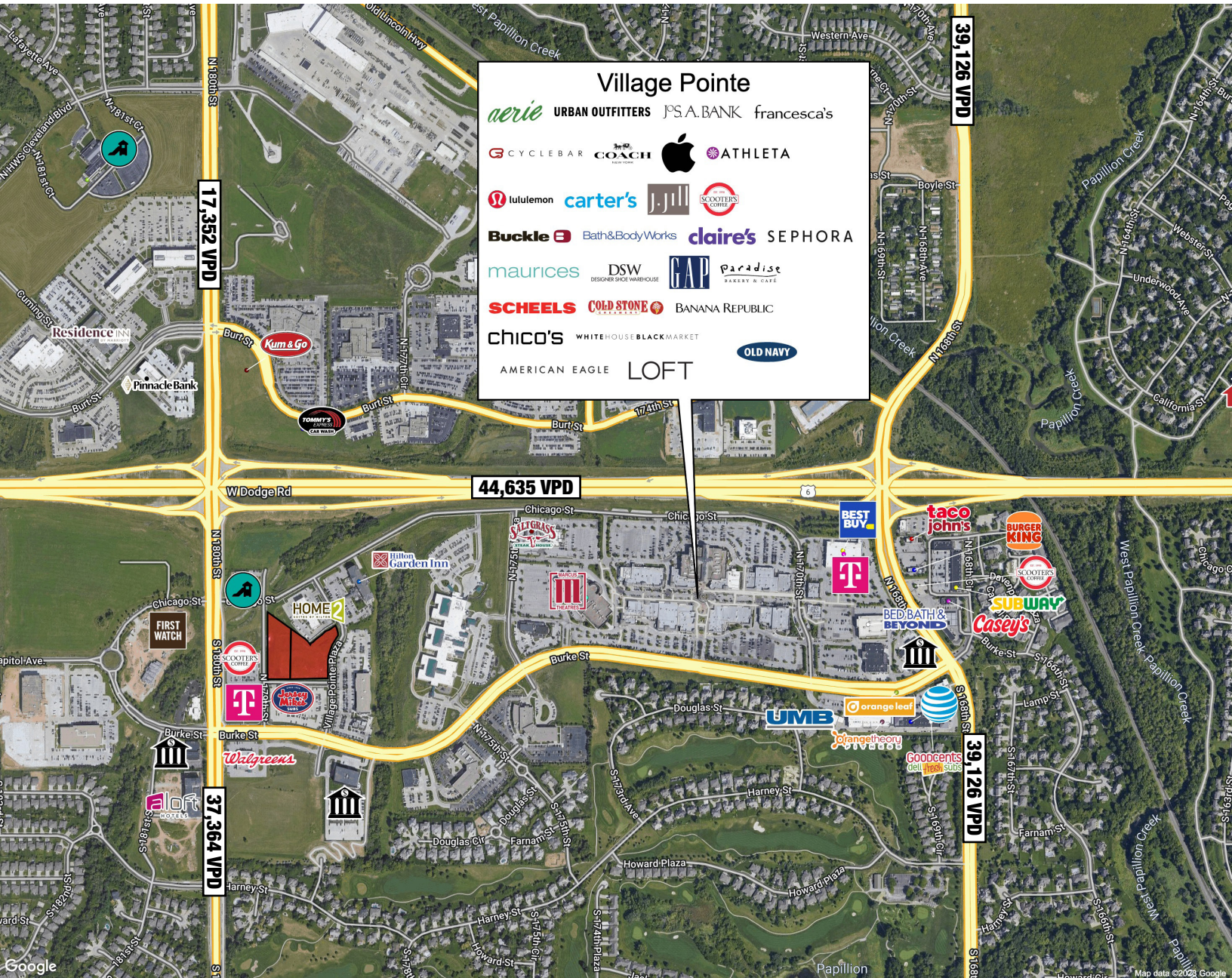
SCOTT BLOUNT 605.231.1882 | scott@lloydcompanies.com

WEST VILLAGE POINTE LAND

LAND FOR SALE AT 180TH STREET & DODGE ROAD



AREA MAP



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MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	4,018	60,369	150,401
2020 Total Population	6,295	78,728	184,533
2020 Group Quarters	3	220	943
2022 Total Population	6,551	80,687	189,873
2022 Group Quarters	3	220	943
2027 Total Population	6,687	82,047	194,453
2022-2027 Annual Rate	0.41%	0.33%	0.48%
2022 Total Daytime Population	12,687	76,472	183,086
Workers	9,551	38,965	95,976
Residents	3,136	37,507	87,110
Household Summary			
2010 Households	1,592	21,638	55,093
2010 Average Household Size	2.52	2.78	2.71
2020 Total Households	2,555	28,947	68,511
2020 Average Household Size	2.46	2.71	2.68
2022 Households	2,596	29,574	70,339
2022 Average Household Size	2.52	2.72	2.69
2027 Households	2,633	30,057	71,986
2027 Average Household Size	2.54	2.72	2.69
2022-2027 Annual Rate	0.28%	0.32%	0.46%
2010 Families	1,094	16,595	40,552
2010 Average Family Size	3.09	3.21	3.18
2022 Families	1,732	22,011	50,877
2022 Average Family Size	3.15	3.20	3.19
2027 Families	1,754	22,348	52,004
2027 Average Family Size	3.17	3.19	3.19
2022-2027 Annual Rate	0.25%	0.30%	0.44%
Housing Unit Summary			
2000 Housing Units	477	13,682	37,707
Owner Occupied Housing Units	65.8%	86.3%	80.6%
Renter Occupied Housing Units	12.4%	9.2%	15.7%
Vacant Housing Units	21.8%	4.5%	3.7%
2010 Housing Units	1,718	22,819	57,633
Owner Occupied Housing Units	67.6%	77.9%	76.8%
Renter Occupied Housing Units	25.3%	16.9%	18.8%
Vacant Housing Units	7.3%	5.2%	4.4%
2020 Housing Units	2,682	30,001	71,121
Vacant Housing Units	4.7%	3.5%	3.7%
2022 Housing Units	2,721	30,594	73,248
Owner Occupied Housing Units	69.9%	76.2%	76.0%
Renter Occupied Housing Units	25.6%	20.4%	20.0%
Vacant Housing Units	4.6%	3.3%	4.0%
2027 Housing Units	2,785	31,365	75,631
Owner Occupied Housing Units	70.6%	76.5%	76.0%
Renter Occupied Housing Units	23.9%	19.3%	19.2%
Vacant Housing Units	5.5%	4.2%	4.8%
Median Household Income			
2022	\$124,102	\$112,467	\$107,060
2027	\$138,727	\$125,613	\$118,736
Median Home Value			
2022	\$358,199	\$291,665	\$278,032
2027	\$363,771	\$308,336	\$295,588
Per Capita Income			
2022	\$67,488	\$54,648	\$51,898
2027	\$77,203	\$63,340	\$60,003
Median Age			
2010	36.4	35.9	35.5
2022	36.5	36.8	37.1
2027	36.9	37.6	37.9

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