

168TH ST & PLATTEVIEW RD | PAPILLION, NE 68046

+/-294 Acres · Two Adjacent Parcels · \$11,770,000



Offering Summary

Asking Price	\$11,770,000
Price / Acre	\$40,034
Price / SF	\$0.919
Total Acreage	+/-294 AC (2 Parcels)
Parcel 1	+/-156.85 AC
Parcel 2	+/-137.43 AC
Zoning	AG - Urban Reserve
Future Land Use	Mixed Use / MHDR / MDR
Electricity	OPPD
Traffic Count	Pending NDOT
Flood Zone	Minimal (FEMA)

Property Highlights

- Two adjacent parcels - offered separately or together
- Potential for Data Center or Industrial rezoning
- Highway Corridor Overlay positioning on Parcel 1
- Frontage on S 168th St, Platteview Rd, and Fairview Rd
- Future LU: Mixed Use (62.5%) + MHDR (36.9%) - P1
- MDR (Papillion 51%) + MHDR (Sarpy 44.3%) - P2
- Adjacent to SC South and Gemini Replat momentum
- Direct ±5 min access to I-80 via 168th St corridor
- Level topography with strong developable yield

±294 AC

TOTAL ACREAGE

\$40,034

PRICE / ACRE

AG-Urban Reserve

ZONING

OPPD

POWER

Minimal (FEMA)

FLOOD ZONE

Property Description

This ±294 acre property, currently in agricultural use, offers exceptional potential for future development. Comprised of two adjoining parcels, the land provides flexibility for data centers, distribution facilities, industrial campuses, residential neighborhoods, or acreage estates. With expansive open ground, strong road access, and visibility in a rapidly developing corridor, this is a rare opportunity for large-scale development. Developers and investors have the opportunity to transform this land into a significant commercial, industrial, or residential project depending on future zoning and development plans.

Location & Access

I-80 Interchange	± 5 min
Downtown Gretna	± 8 min
Downtown Papillion	± 12 min
Offutt AFB	± 18 min
Downtown Omaha	± 22 min
Eppley Airfield	± 25 min

Development Concepts

Highest & Best Use Scenarios · 168th St & Platteview Rd

FOR SALE

LAND DEVELOPMENT OPPORTUNITIES | PAPILLION, NE 68046

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Four illustrative build-out scenarios demonstrating the site's flexibility across data center, industrial, residential, and acreage estate product types. Each concept leverages the two-parcel configuration and the corridor's access and utility position to pair a large-format use on Parcel 2 with a complementary use on Parcel 1.



Concept Key

IDEA 1 Data Center Campus (P2) + Fulfillment Center (P1)

IDEA 3 Data Center (P2) + Warehouse / Distribution (P1)

IDEA 2 Two Residential Neighborhoods (P1 & P2)

IDEA 4 Acreage Estates (P2) + Traditional Neighborhood (P1)

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HOMESERVICES
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REAL ESTATE
COMMERCIAL DIVISIONSM

JOHNNY WHELAN

Commercial Sales Associate
Commercial Sales, Leasing & Advisory

(402) 651-8735

Johnny.WheLAN@BHHSAMBCommercial.com

MIKE BLACKMON

Commercial Brokerage - Division Manager
Business Sales, Acquisitions, & Mergers

(402) 981-7337

Mike.Blackmon@BHHSAMBCommercial.com

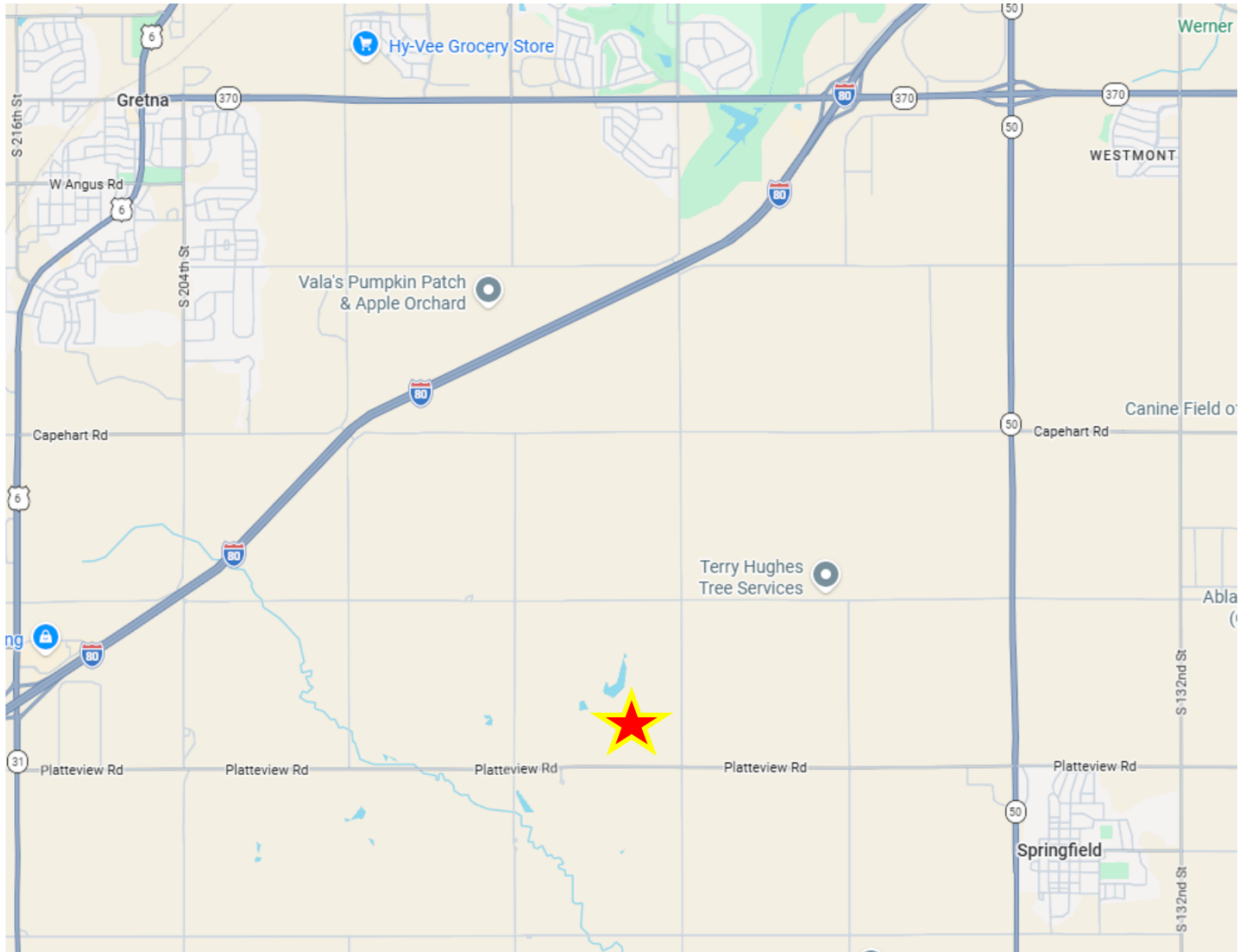
Location & Demographics

Rapidly Growing Gretna / South Sarpy Corridor

FOR SALE

NWC OF S 168TH ST & PLATTEVIEW RD | PAPILLION, NE 68046

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Demographics

Proximity	1 Mile	3 Miles	5 Miles
Total Population	19	2,158	16,717
Households	6	814	5,893
HH Income	\$148,333	\$119,767	\$151,227

Source: US Census / ESRI radii centered on 168th St & Platteview Rd.

Drive Times & Access

I-80 / Hwy 370 Interchange	± 5 min
Downtown Gretna	± 8 min
Downtown Papillion	± 12 min
Eppley Airfield (OMA)	± 25 min
Downtown Omaha CBD	± 22 min
Offutt AFB / Bellevue	± 18 min

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