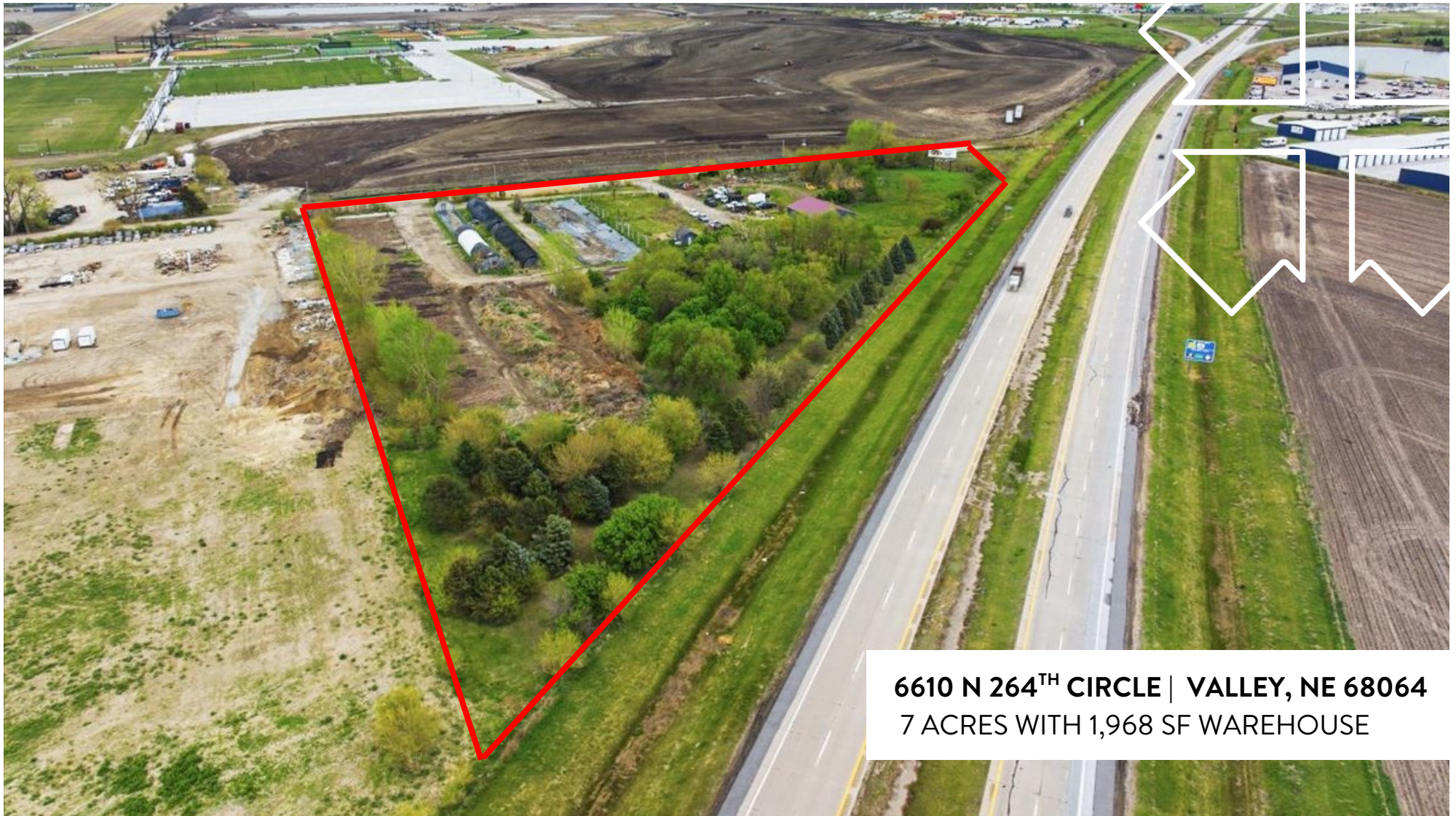




6610 N 264TH CIRCLE | VALLEY, NE 68064
7 ACRES WITH 1,968 SF WAREHOUSE

LAND AND WAREHOUSE FOR SALE | VALLEY, NE



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REAL ESTATE



PROPERTY DETAILS

PRICE	\$4,000,000
PROPERTY TAXES	\$3,464.26
ACRES	7
ZONING	C3

Information furnished is from sources deemed reliable, but is not guaranteed by PJ Morgan Real Estate, or its agents and is subject to change, corrections, errors, omissions, prior sales or withdrawal, without notice.

DESCRIPTION

Positioned along the rapidly developing 264th corridor in Valley, NE, this 7-acre property offers a rare opportunity to secure land in a high-growth area between Omaha and Fremont. The site features direct visibility from Hwy 275, providing excellent exposure in a corridor experiencing ongoing residential, retail, and mixed-use development. The property includes a 1,968 SF warehouse/office building with two oversized overhead doors, functional shop space, and an office area with restroom and kitchenette. Positioned in the path of ongoing residential, retail, and mixed-use development, this property is well-suited for owner-users, investors, or businesses seeking long-term upside in a rapidly evolving corridor.



PROPERTY & LOCATION HIGHLIGHTS

- 7 acres of level, C3-zoned land provide flexible use potential with direct visibility from Hwy 275 in a rapidly developing corridor.
- 1,968 SF warehouse/office building supports both shop and administrative needs with a functional layout.
- Two oversized overhead doors and ample shop space accommodate equipment, vehicles, and storage.
- Gravel yard and open acreage offer ideal space for outdoor storage, staging, and future expansion.
- Flat, usable land includes an existing irrigation system
- Positioned near the Valley Landing development and other major projects along the 264th corridor, placing the property directly in the path of continued growth.

BUILDING INFORMATION

BUILDING SIZE	1,968
PROPERTY TAXES	\$3,464.26
YEAR BUILT	2005
ZONING	C3
LOT SIZE (ACRES)	7
LOT SIZE	304,920 SF
SUBMARKET	Northwest Omaha

DEMOGRAPHICS

POPULATION	2 MILES	5 MILES	10 MILES
TOTAL POPULATION	3,642	11,212	125,562
AVERAGE AGE	46.2	43.5	39.3

HOUSEHOLDS	2 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,550	4,422	50,565
PEOPLE PER HH	2.3	2.5	2.8
AVERAGE HH INCOME	\$132,285	\$141,065	\$159,291
AVERAGE HH VALUE	\$604,464	\$468,942	\$405,253

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PHOTOS

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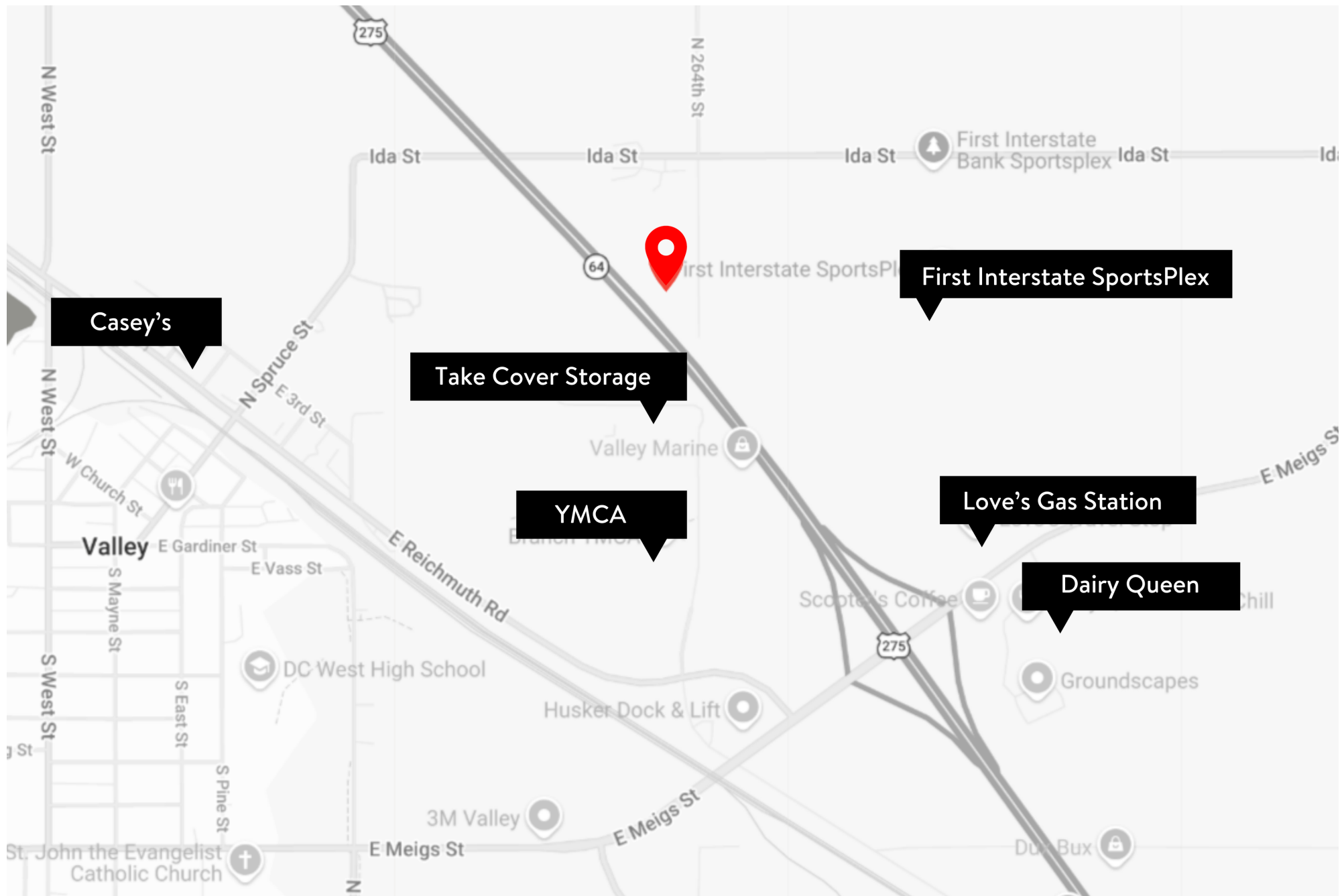
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PHOTOS

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AREA BUSINESSES

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