

SE Corner of 192nd & Harrison St, Omaha, NE

FOR SALE 1.28 - 3.22 Acres Available



Price: \$1,095,000

Offered By: Nebraska Realty - Commercial Division
17117 Burt Street, Omaha, NE

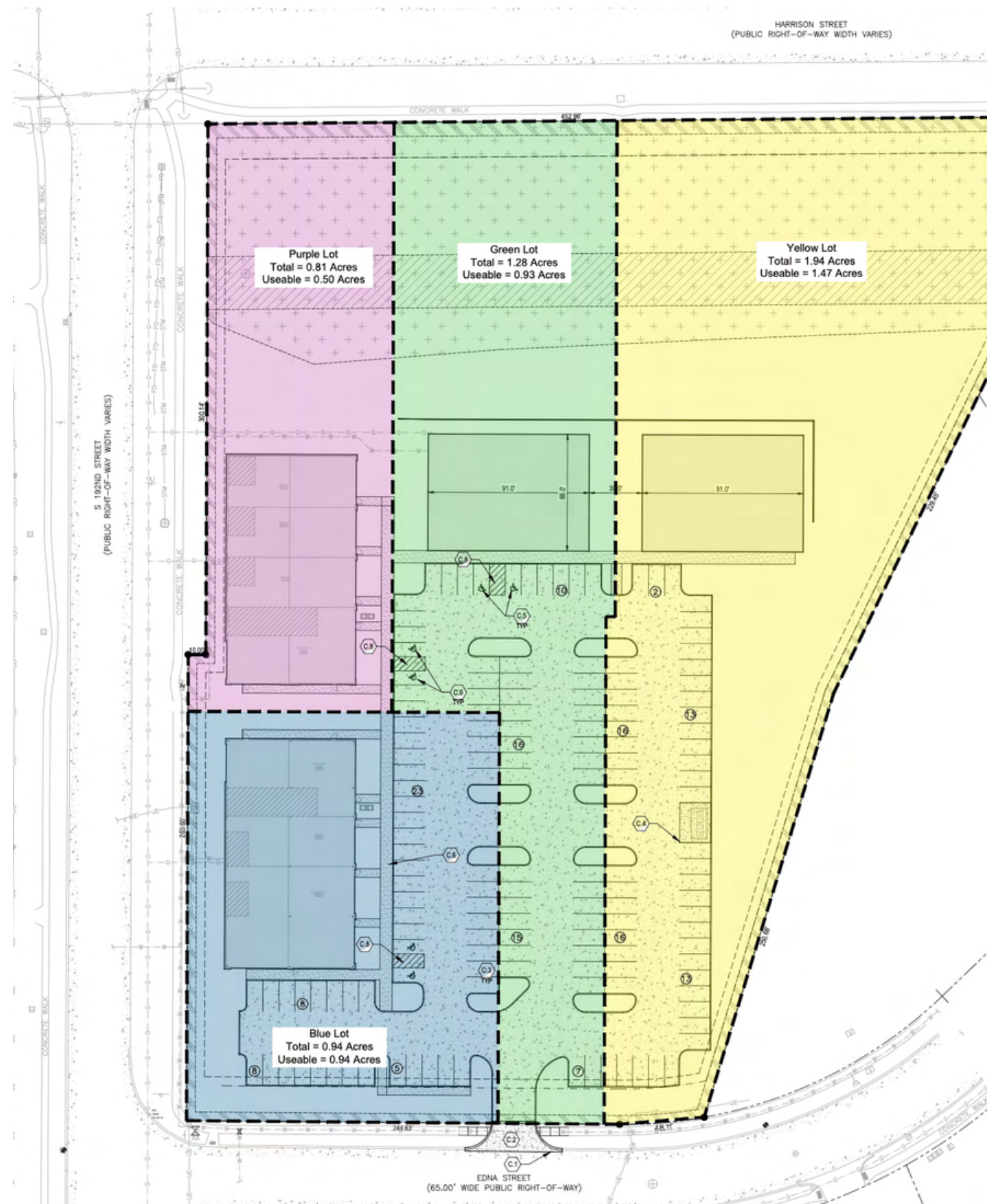
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SE Corner of 192nd & Harrison Street

OFFERING SUMMARY



Nebraska Realty is pleased to present Sugar Creek Commercial Land. A rare, fully-entitled commercial development opportunity at the signalized intersection of 192nd Street and Harrison Street in Sarpy County, Nebraska. Nebraska's fastest growing county.

Two of the four lots are sold and set to start grading late Summer for retail development. Between the two lots that are available, they offer 1.28 up to 3.22 Acres in total. The lots are zoned BG **(General Business District)** with strong visibility of **56,000+ daily vehicles.**

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PROPERTY DETAILS & HIGHLIGHTS

Total Price (3.22 Acres)	\$1,095,000
Total Price Per SF	\$7.80 PSF
Green Lot (Call for Pricing)	1.28 Acres
Yellow Lot (Call for Pricing)	1.94 Acres
Zoning	General Business (BG)
Daily Traffic Count	56,000+
Utilities	To Site
Grading	Net-Zero

KEY Property HIGHLIGHTS

- 1.28 - 3.22 Acres Available
- Proposed Retail Development on Adjacent Sold Lots
- 56,000+ Daily Vehicles
- Fastest Growing County in Nebraska
- Flexible BG (General Business) Zoning
- Shovel-Ready
- Engineer Complete
- On-Site Utilities



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Demographics & Market Profile

Sugar Creek is positioned in one of Nebraska’s fastest growing markets. The surrounding area demonstrates strong household income, young demographics, and sustained population growth - ideal for a broad range of uses.

1-MILE POPULATION

~10K

Immediate trade area

3-MILE POPULATION

~42.5K

Primary trade area

5-MILE POPULATION

~125K

Secondary trade area

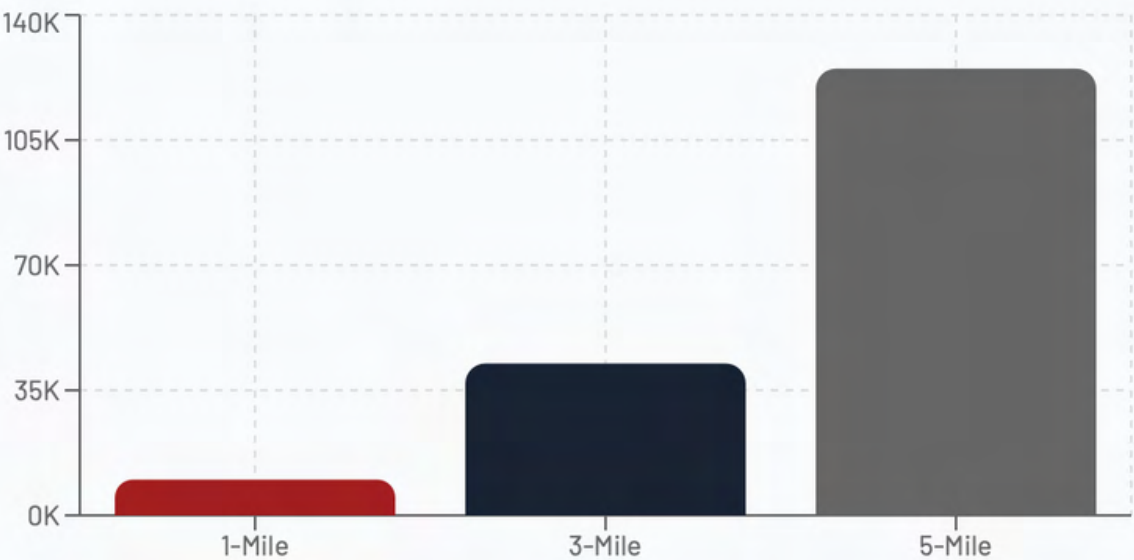
MEDIAN HH INCOME

\$125K

1-mile ring (2024)

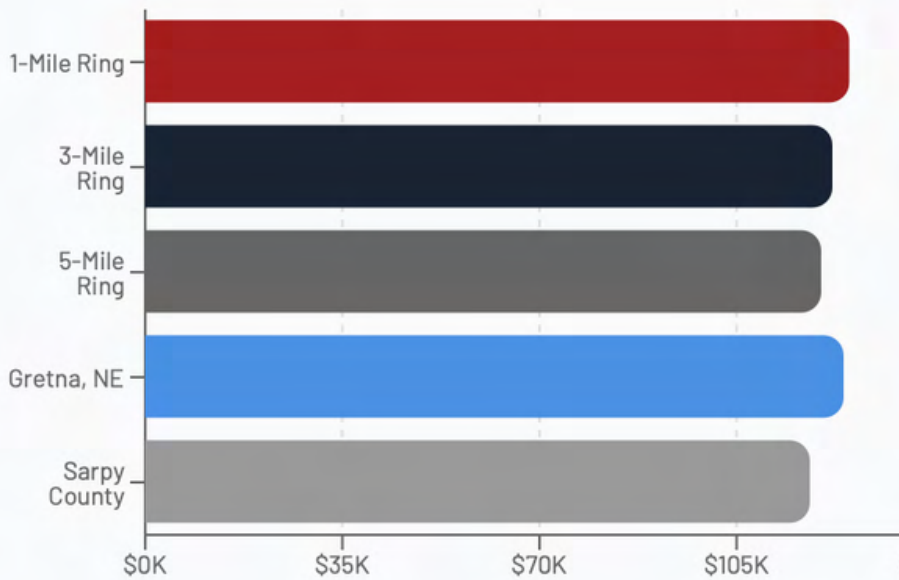
TRADE AREA ANALYSIS

Population by Ring



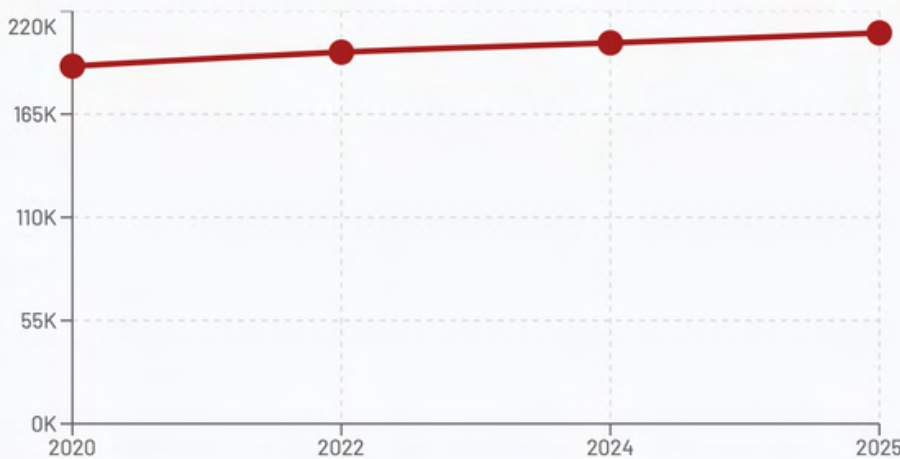
INCOME PROFILE

Median Household Income



COUNTY TRENDS

Sarpy County Population Growth



9.3% growth from 2020-2025 – fastest-growing county in Nebraska

KEY DEMOGRAPHICS

Gretna, Nebraska Profile

Median Age	36.3 years
Under 18 Years	30.5%
Bachelor's Degree+	50.4%
Homeownership Rate	75.3%
Poverty Rate	4.2%
Avg Commute Time	21.1 min

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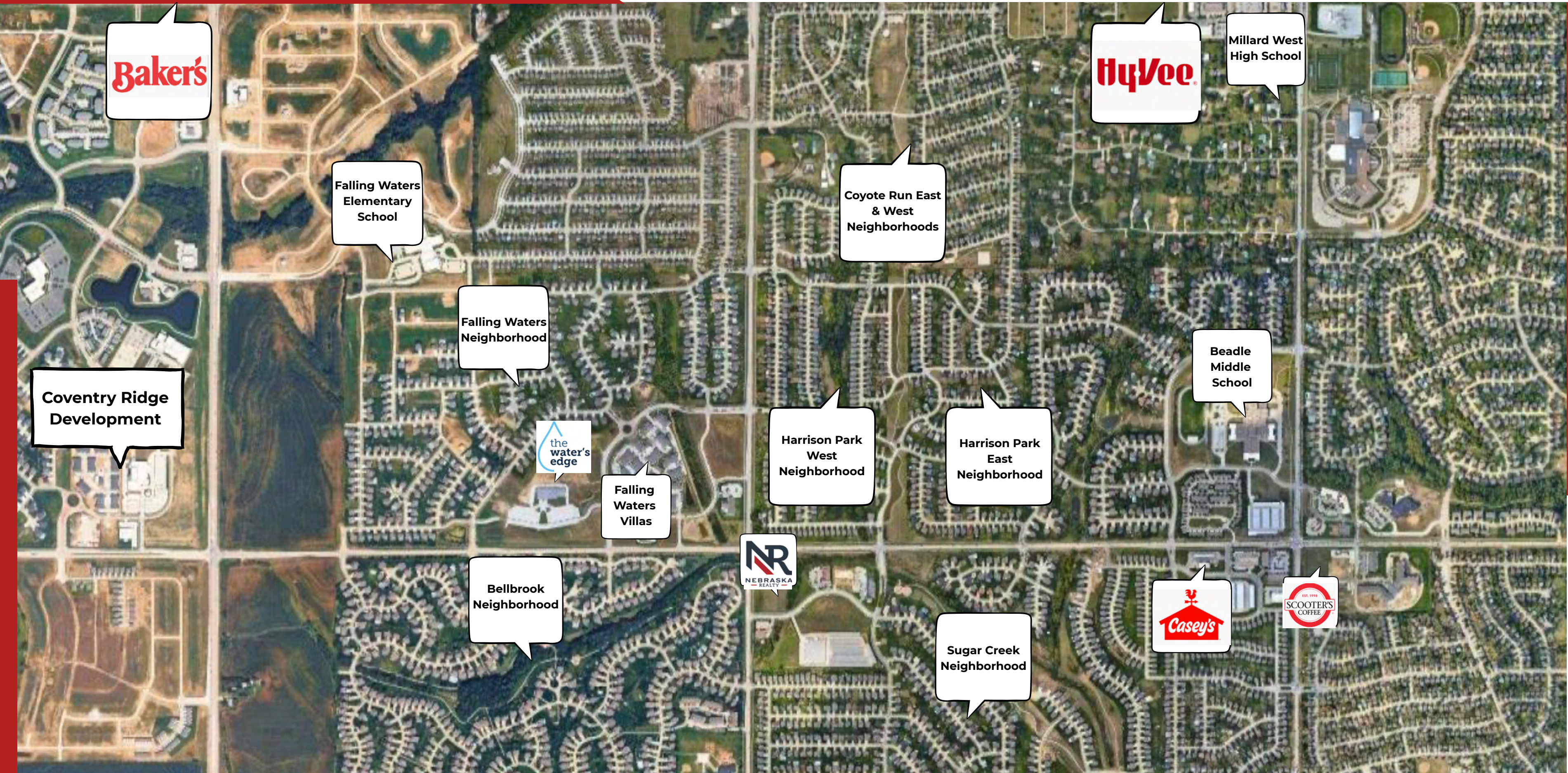
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AERIAL MAP



Baker's

HyVee

Millard West High School

Falling Waters Elementary School

Coyote Run East & West Neighborhoods

Falling Waters Neighborhood

Beadle Middle School

Coventry Ridge Development

the water's edge

Falling Waters Villas

Harrison Park West Neighborhood

Harrison Park East Neighborhood

Bellbrook Neighborhood

NEBRASKA REALTY

Sugar Creek Neighborhood

Casey's

SCOOTER'S COFFEE