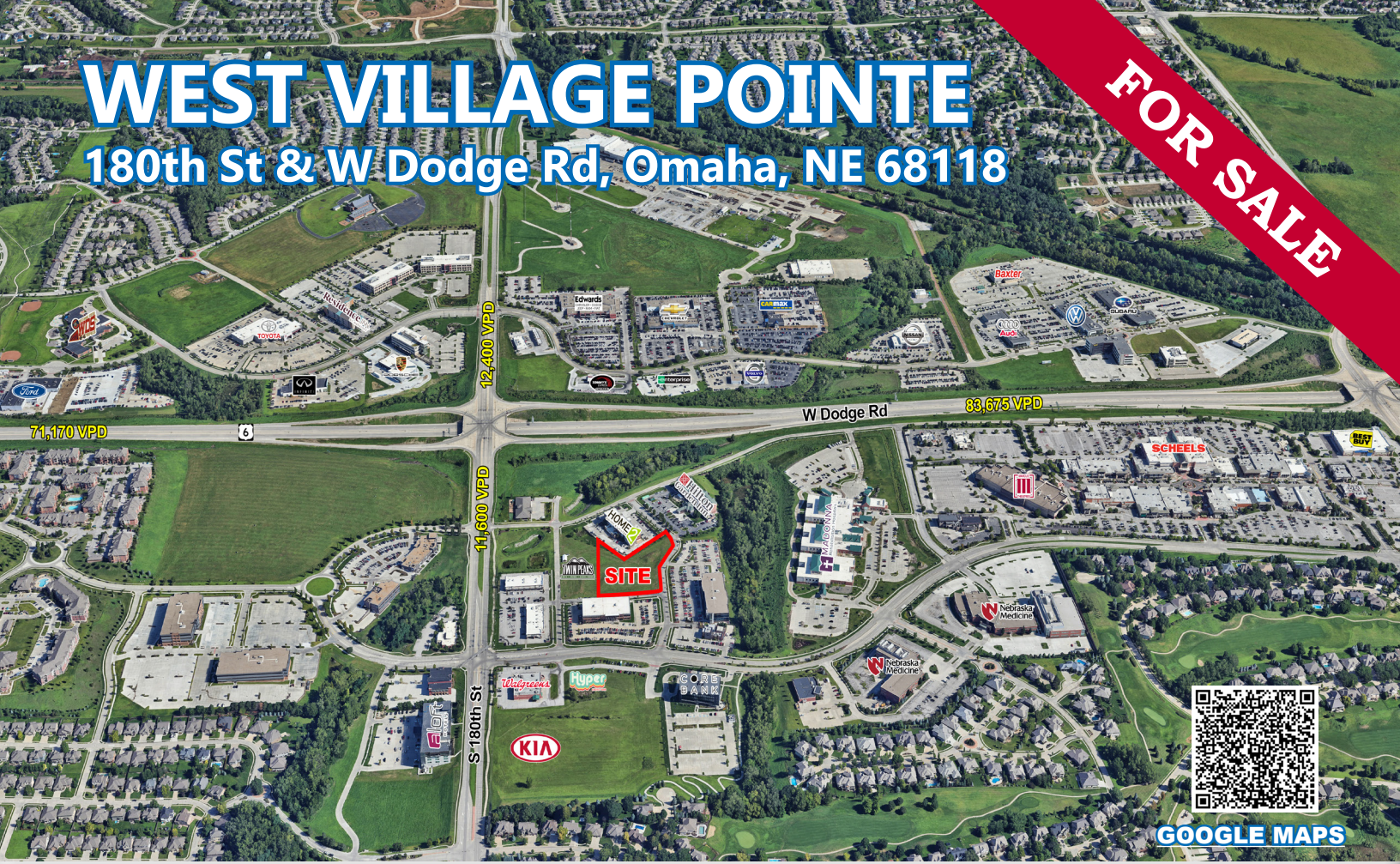


WEST VILLAGE POINTE

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

FOR SALE



FEATURES

- Great outparcel opportunity in the dynamic West Village Pointe development
- Site is 1.824 acres and cross parks with the new Twin Peaks restaurant
- Great visibility to 180th Street & West Dodge Road
- Priced at \$23.00 PSF
- Site is rough graded with utilities to the property line
- Ready to build!
- Next to hotels, restaurants, and Nebraska Medical facilities

SITE DATA

Gas:	Near Property Line	Electrical:	Near Property Line
Sewer/Water:	Near Property Line	Covenants/Restrictions:	Contact Broker

Agent: Boh Kurylo
Phone: (402) 502-4707
Email: bkurylo@lernerco.com

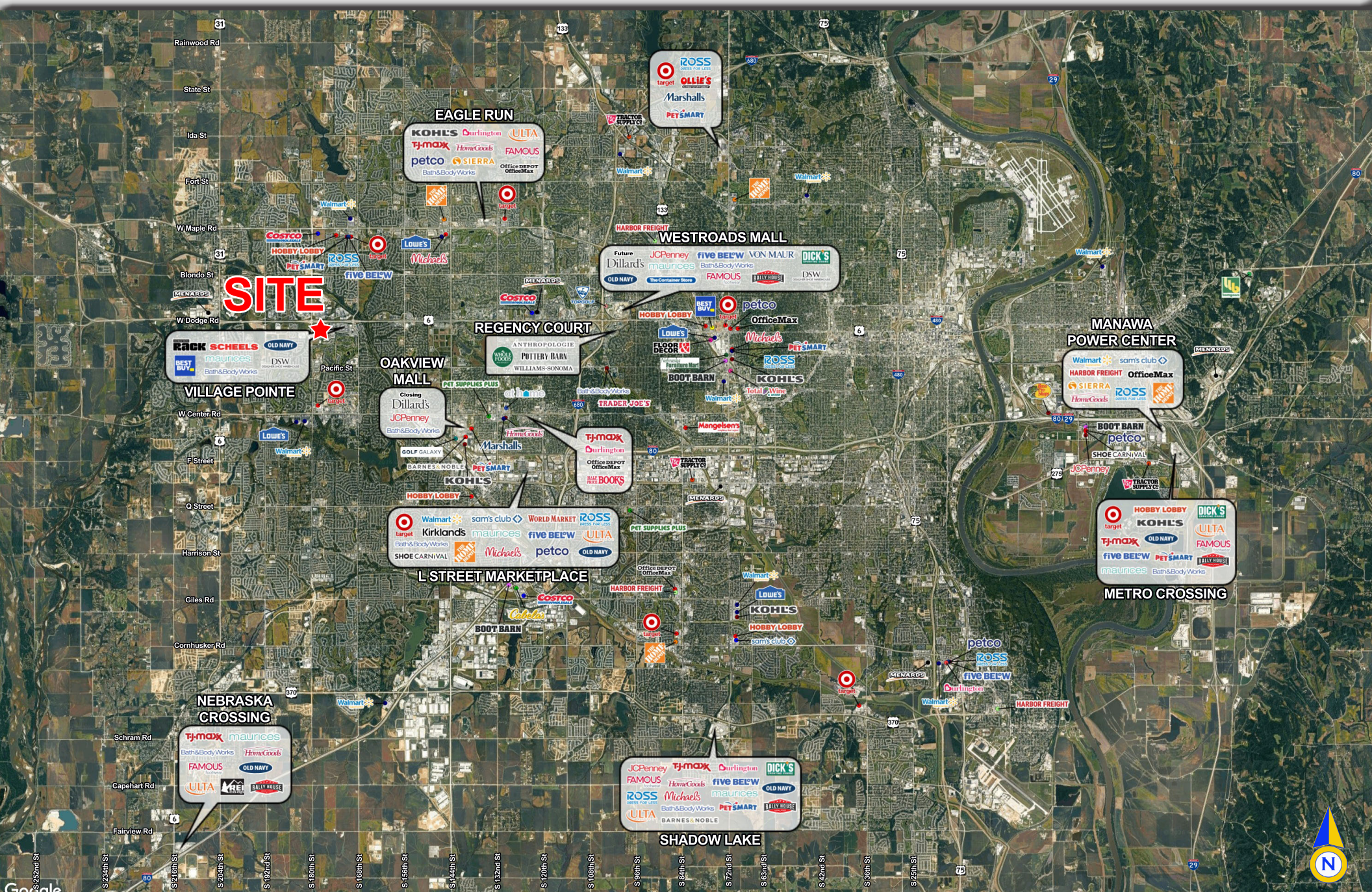
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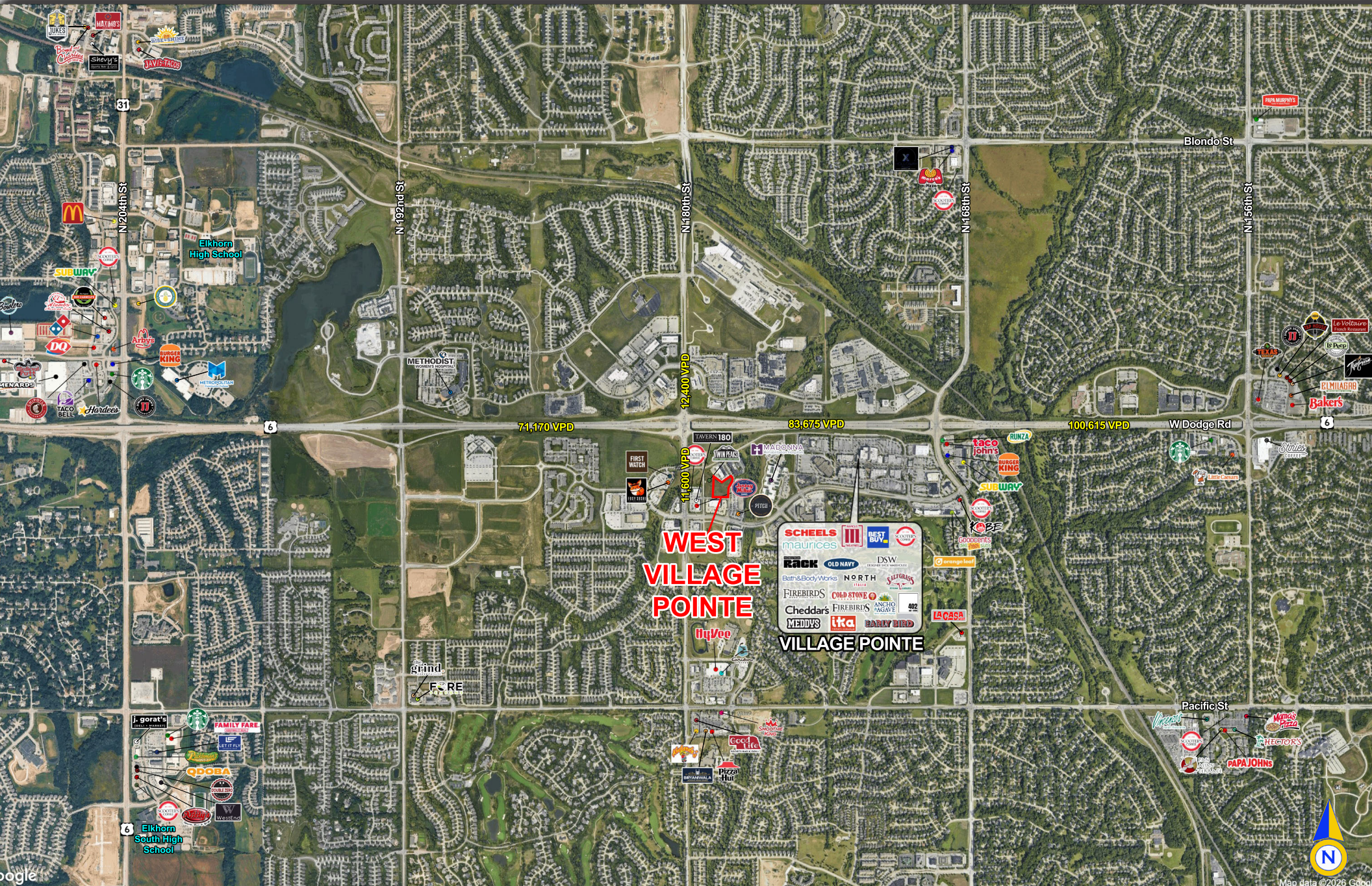
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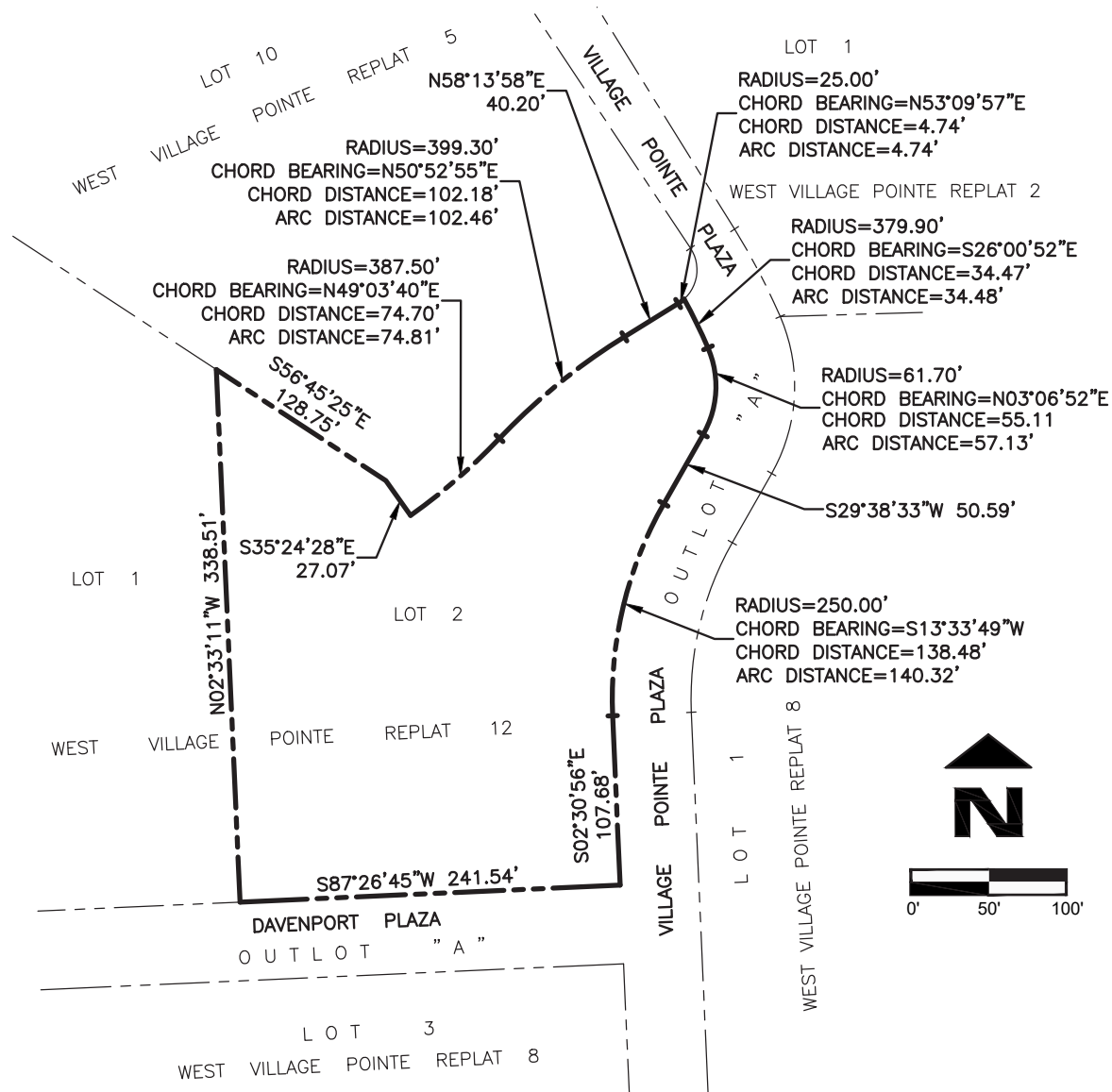
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WEST VILLAGE POINTE

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



LEGAL DESCRIPTION

LOT 2, WEST VILLAGE POINTE REPLAT 12, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA.

(CONTAINS: 79,449 SQUARE FEET OR 1.824 ACRES)



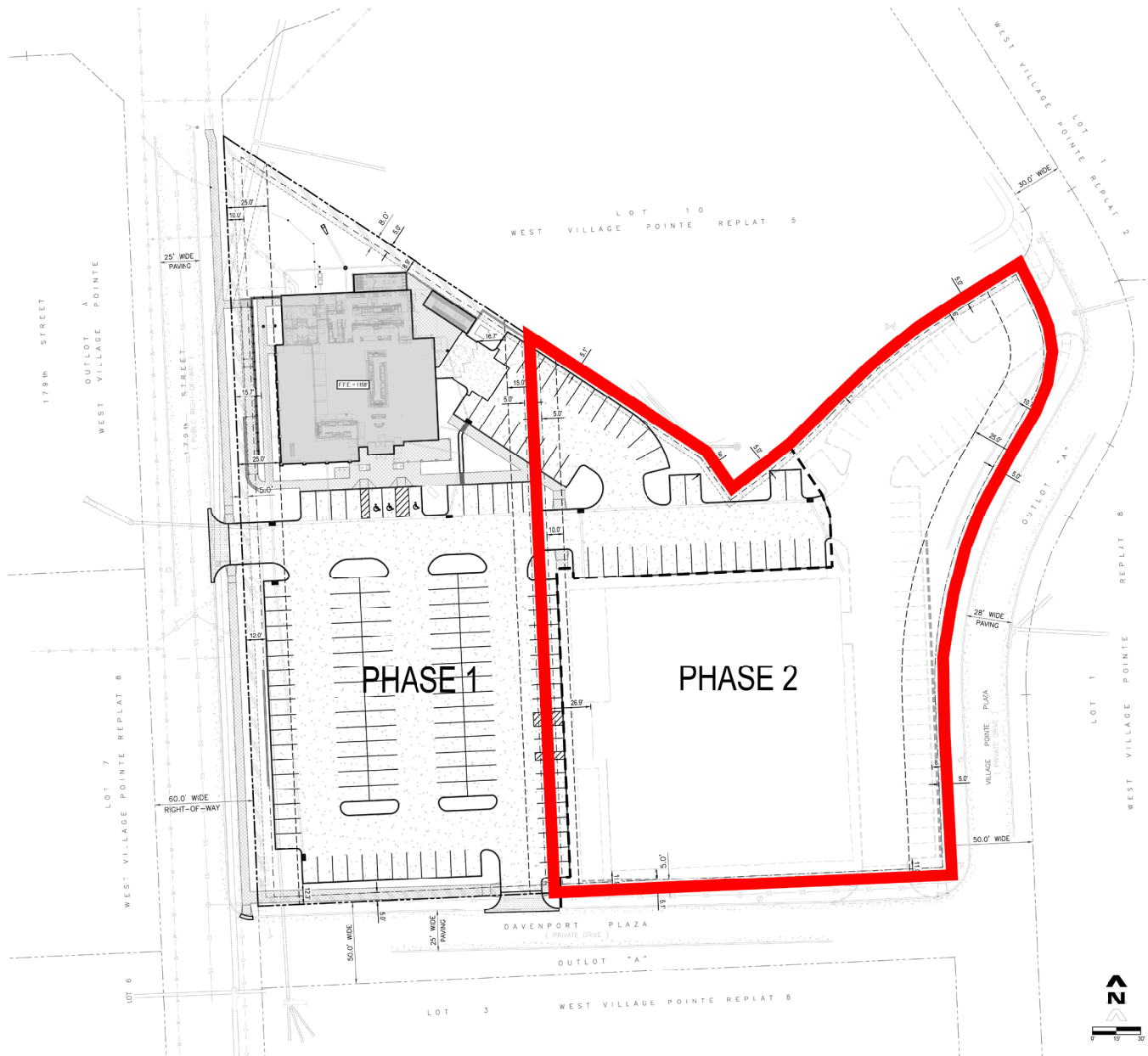
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WEST VILLAGE POINTE

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



Lat/Lon: 41.263/-96.1964

180th St & W Dodge Rd Omaha, NE 68022	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	6,141	82,482	191,855
2030 Projected Population	6,680	86,593	202,482
2020 Census Population	6,188	80,294	184,126
2010 Census Population	3,649	60,504	145,748
Projected Annual Growth 2025 to 2030	1.8%	1.0%	1.1%
Historical Annual Growth 2010 to 2025	4.6%	2.4%	2.1%
2025 Median Age	39.8	39.1	39.0
Households			
2025 Estimated Households	2,628	31,183	72,544
2030 Projected Households	2,875	33,208	77,466
2020 Census Households	2,444	28,907	67,084
2010 Census Households	1,440	21,798	53,411
Projected Annual Growth 2025 to 2030	1.9%	1.3%	1.4%
Historical Annual Growth 2010 to 2025	5.5%	2.9%	2.4%
Race and Ethnicity			
2025 Estimated White	83.6%	84.6%	83.8%
2025 Estimated Black or African American	2.7%	3.1%	3.9%
2025 Estimated Asian or Pacific Islander	7.3%	6.0%	5.2%
2025 Estimated American Indian or Native Alaskan	0.1%	0.2%	0.3%
2025 Estimated Other Races	6.3%	6.1%	6.8%
2025 Estimated Hispanic	6.4%	6.5%	7.1%
Income			
2025 Estimated Average Household Income	\$185,783	\$182,161	\$169,467
2025 Estimated Median Household Income	\$116,988	\$142,981	\$131,657
2025 Estimated Per Capita Income	\$79,501	\$68,896	\$64,113
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	0.8%	1.0%	1.3%
2025 Estimated Some High School (Grade Level 9 to 11)	0.7%	0.9%	1.2%
2025 Estimated High School Graduate	9.1%	11.1%	13.6%
2025 Estimated Some College	14.5%	17.9%	19.1%
2025 Estimated Associates Degree Only	8.8%	8.5%	8.5%
2025 Estimated Bachelors Degree Only	38.6%	37.4%	35.1%
2025 Estimated Graduate Degree	27.5%	23.1%	21.0%
Business			
2025 Estimated Total Businesses	379	2,813	6,215
2025 Estimated Total Employees	10,349	29,473	67,735
2025 Estimated Employee Population per Business	27.3	10.5	10.9
2025 Estimated Residential Population per Business	16.2	29.3	30.9