

VALLEY LANDING

N 264th Street & W Maple Road, Valley, NE 68064

MIXED USE LAND AVAILABLE



PROPERTY DESCRIPTION

Located in one of the fastest-growing areas of the Omaha metro, this development offers exceptional visibility and quick access to Hwy 275, just 10 minutes from Omaha. Community momentum continues with the DC West School District's 45-acre Sports Complex, and the Elkhorn Athletic Association's MD West ONE Sports Complex which has projected 1 million annual visits once all phases are completed. DC West has an enrollment of 1,116 students.

The site is surrounded by major employers, including 3M—which recently completed an 80,000 SF expansion and employs 680 people—and Valmont Industries, with 11,000+ employees worldwide of which 500 are within Valley.

Commercial pads are available now!

PROPERTY HIGHLIGHTS

- Ideal for various investment opportunities
- Easy access to major roads
- Located on city's main roads
- Home of the city's only grocery store



ACCESS Commercial, LLC

KIRK HANSON

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Principal

ROCKY PRYOR

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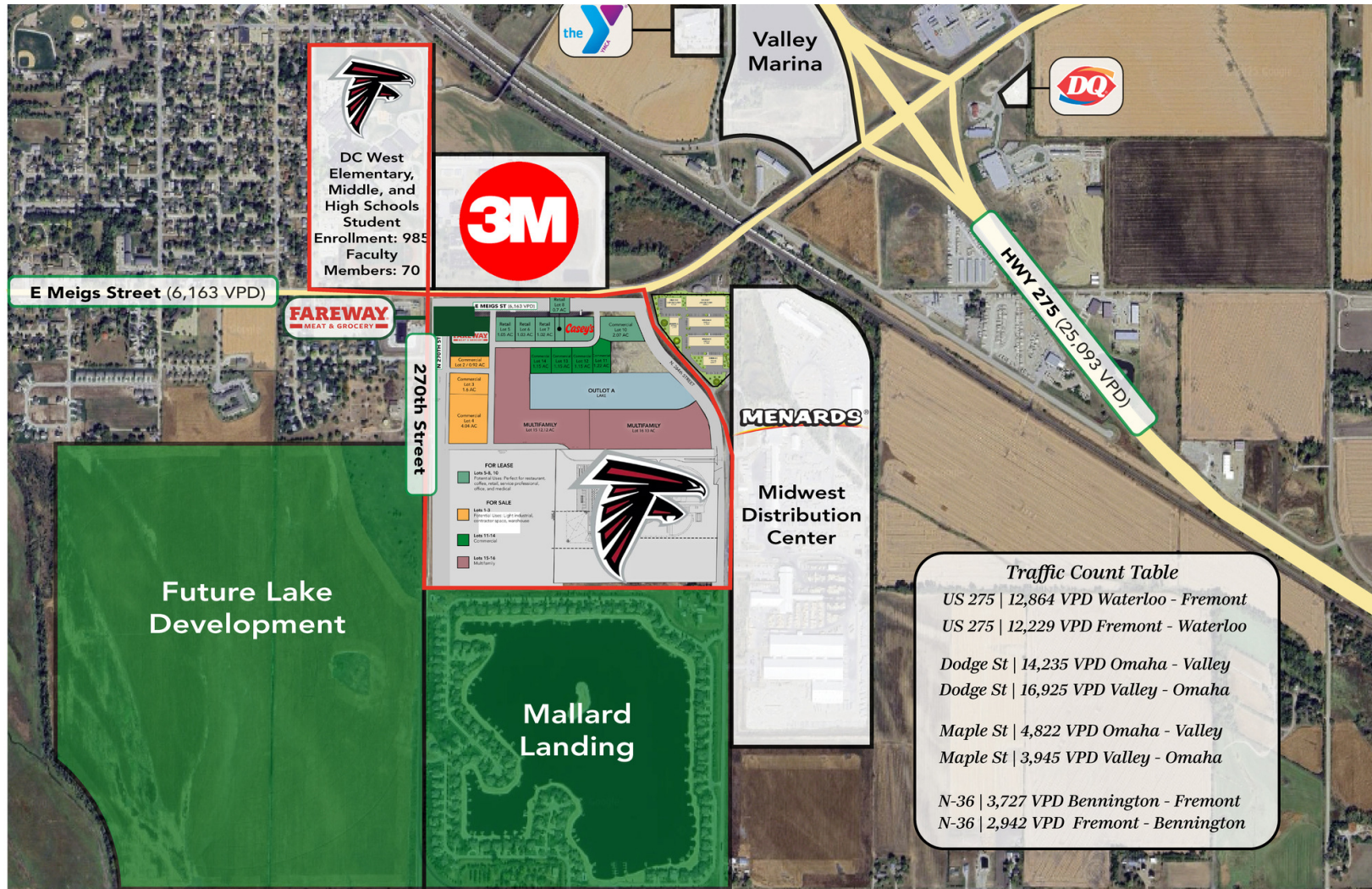
402.216.7887

Brokerage Associate

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TRAFFIC COUNT MAP



Traffic Count Table

US 275 12,864 VPD	Waterloo - Fremont
US 275 12,229 VPD	Fremont - Waterloo
Dodge St 14,235 VPD	Omaha - Valley
Dodge St 16,925 VPD	Valley - Omaha
Maple St 4,822 VPD	Omaha - Valley
Maple St 3,945 VPD	Valley - Omaha
N-36 3,727 VPD	Bennington - Fremont
N-36 2,942 VPD	Fremont - Bennington



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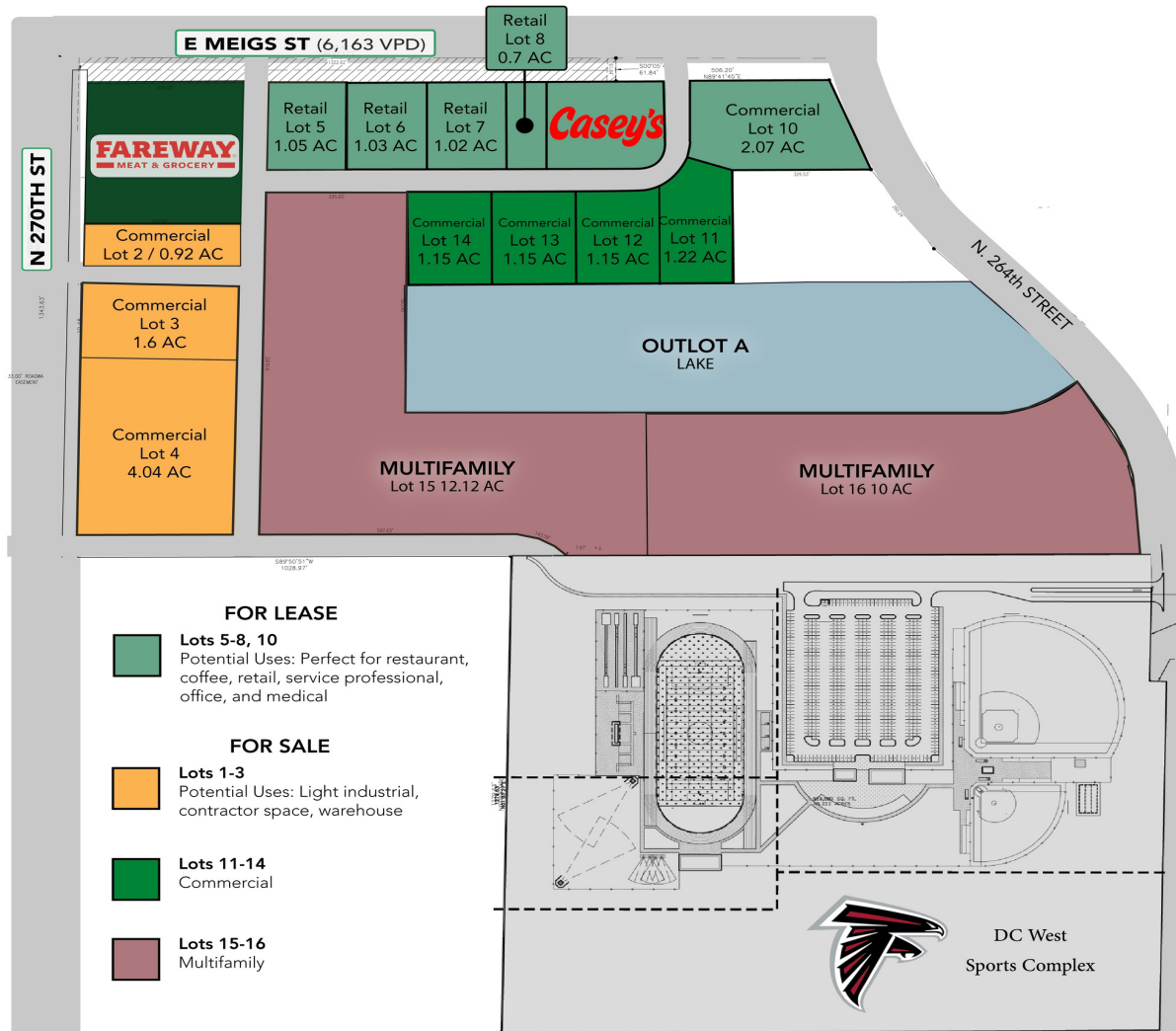
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SITE PLAN



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DRONE PHOTOS



NW Drone - April 26



SE Drone April 26



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DC WEST + MARKET OVERVIEW



- Opened Fall 2025
- Includes a football field, track, soccer and baseball fields
- The complex will be utilized for high school students, with walking access to the complex from DC West for safe travel
- 500 parking stalls included

MARKET OVERVIEW

	OMAHA, NE MSA	DC WEST SCHOOL DISTRICT	VALLEY, NE TRADE AREA
Median HH Income	\$81,376	\$107,370 1.3 X Omaha	\$106,750 1.3 X Omaha
Median HH Value	\$278,300	\$413,500 1.5 X Omaha	\$515,100 1.9 X Omaha
Population	1,001,010	6,564	4,480
Est. 2029 Population	1,039,623	7,023	5,261

DC West School District Enrollment 1,116 (up 6% from 2024)
*all data from placer.ai + Census



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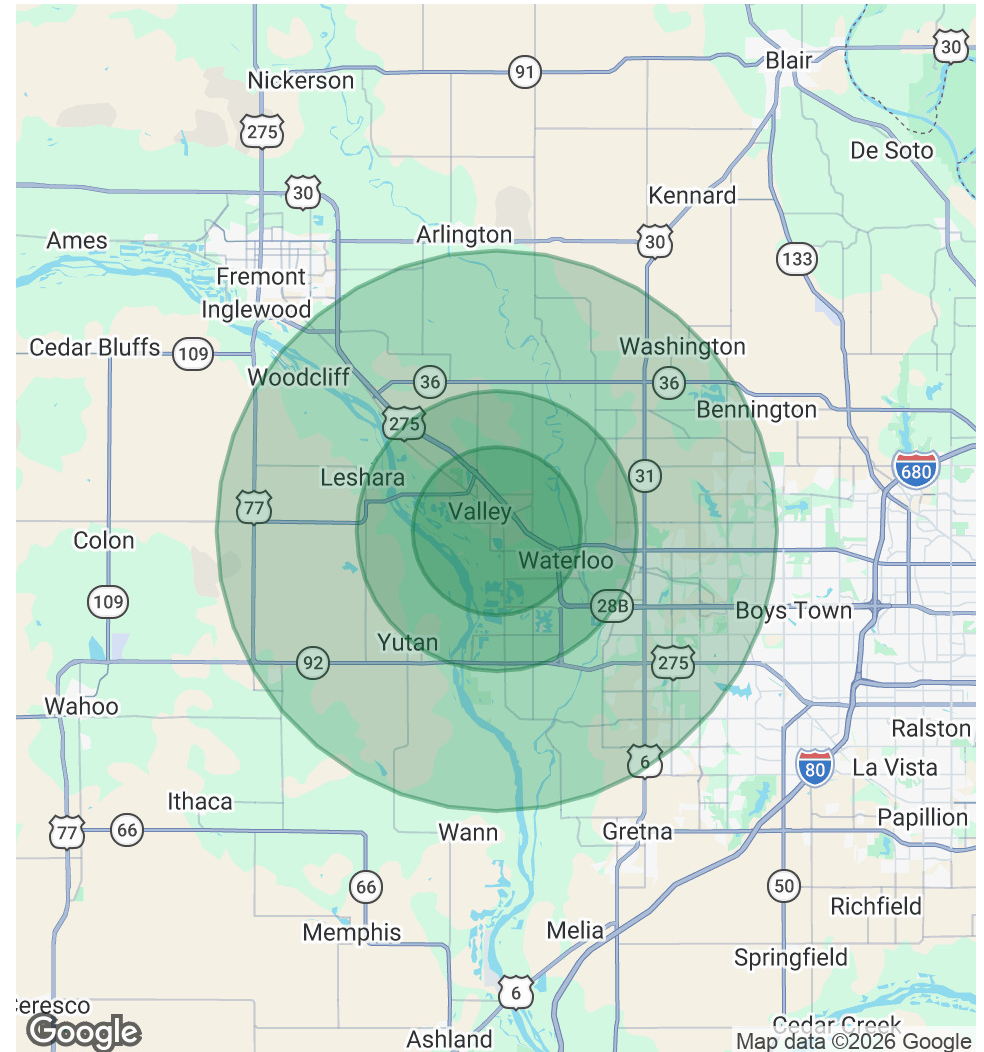
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DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	5,263	10,601	135,716
Daytime Population	4,530	12,712	116,183
Employees in Area	2,875	6,191	78,441
Businesses in Area	163	199	2,858

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,704	4,150	49,243
Average HH Income	\$134,904	\$149,651	\$171,001
Median HH Income	\$79,053	\$114,465	\$131,449

2024 American Community Survey (ACS)



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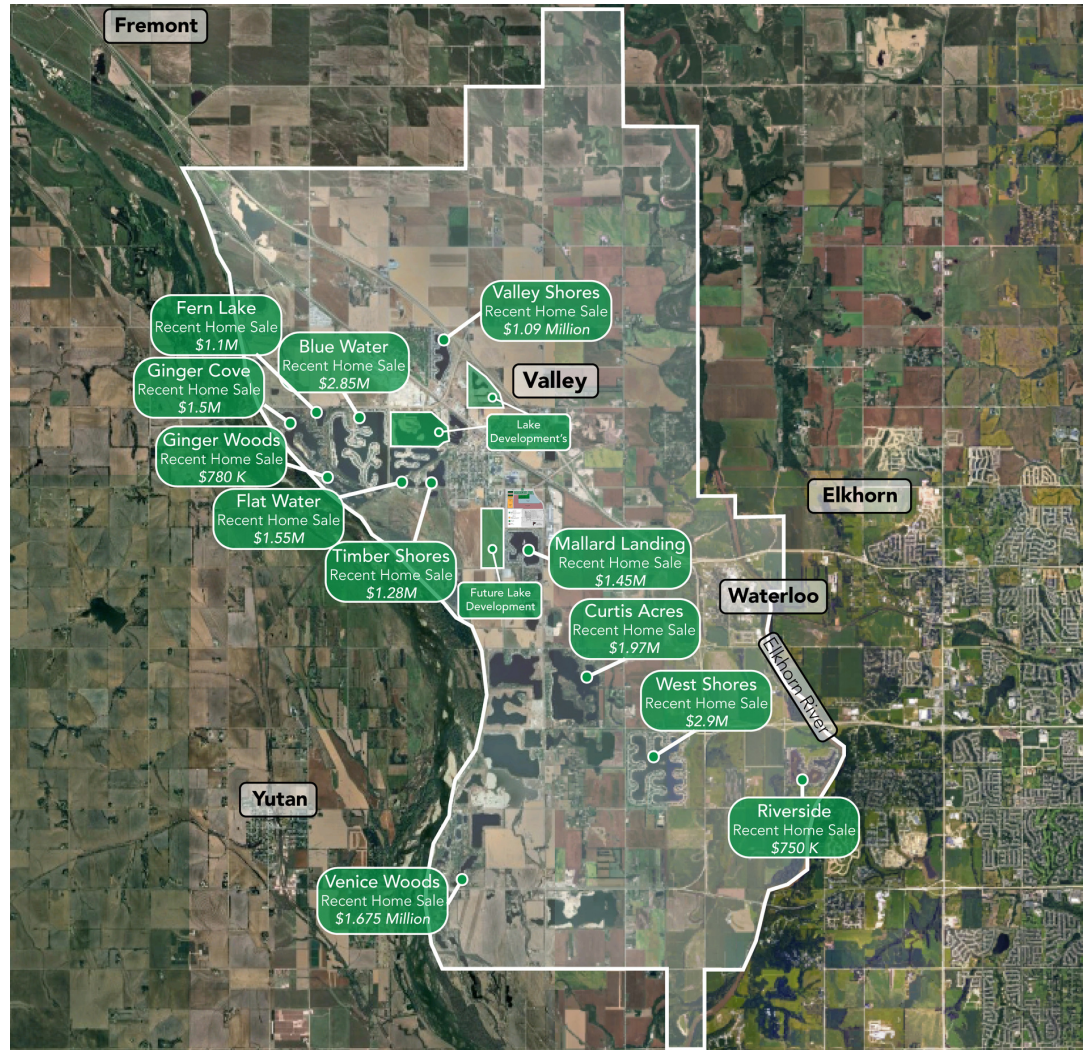
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LAKE HOME VALUES -DC WEST SCHOOL DISTRICT



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LISTING TEAM



KIRK HANSON

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Direct: 402.616.2580

PROFESSIONAL BACKGROUND

Kirk is responsible for all business development and brokerage activities for ACCESS and affiliated companies. Kirk is also a Co-Founder and Managing Director of Sower Capital Management, LLC a sponsor of real estate equity funds, and Montage Builders, LLC, a Midwest-focused general contracting firm. Kirk holds a Bachelor's Degree in Finance from the University of Nebraska at Lincoln and is a licensed broker in Nebraska, Iowa, Missouri and North Dakota. He is also a long-time member of the International Council of Shopping Centers (ICSC), the Entrepreneurs Organization (EO) and Realty Resources.



ROCKY PRYOR

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Direct: 402.216.7887

PROFESSIONAL BACKGROUND

Rocky attended the Jesuit School of Rockhurst University where he was named the Vice President of the Nonprofit Leadership Alliance on campus and enjoyed competing in speech competitions. Rocky has 7+ years of experience being a dynamic brokerage associate in development and tenant representation across the Midwest.

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