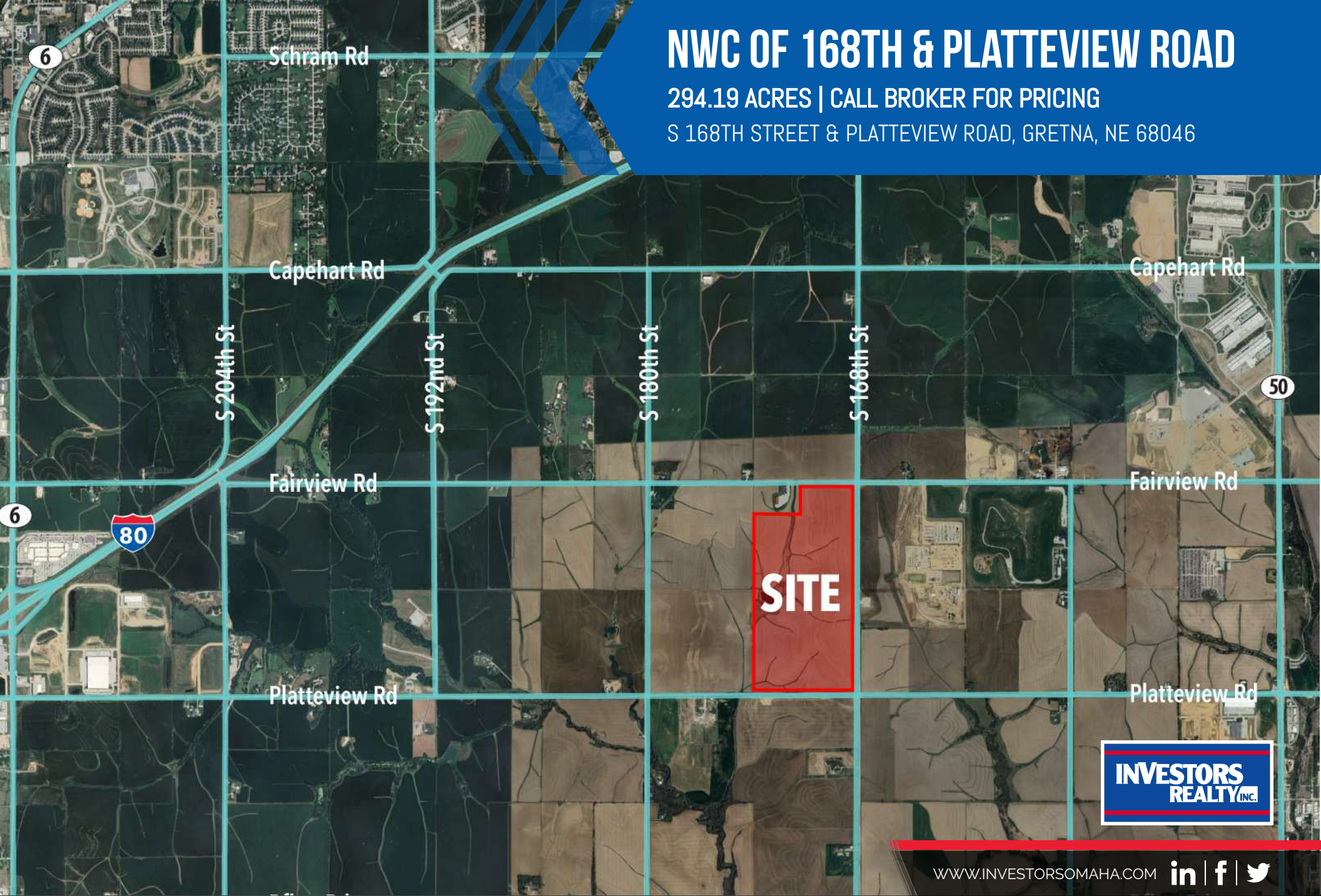


# NWC OF 168TH & PLATTEVIEW ROAD

294.19 ACRES | CALL BROKER FOR PRICING

S 168TH STREET & PLATTEVIEW ROAD, GRETNA, NE 68046



**SITE**

**INVESTORS  
REALTY INC.**

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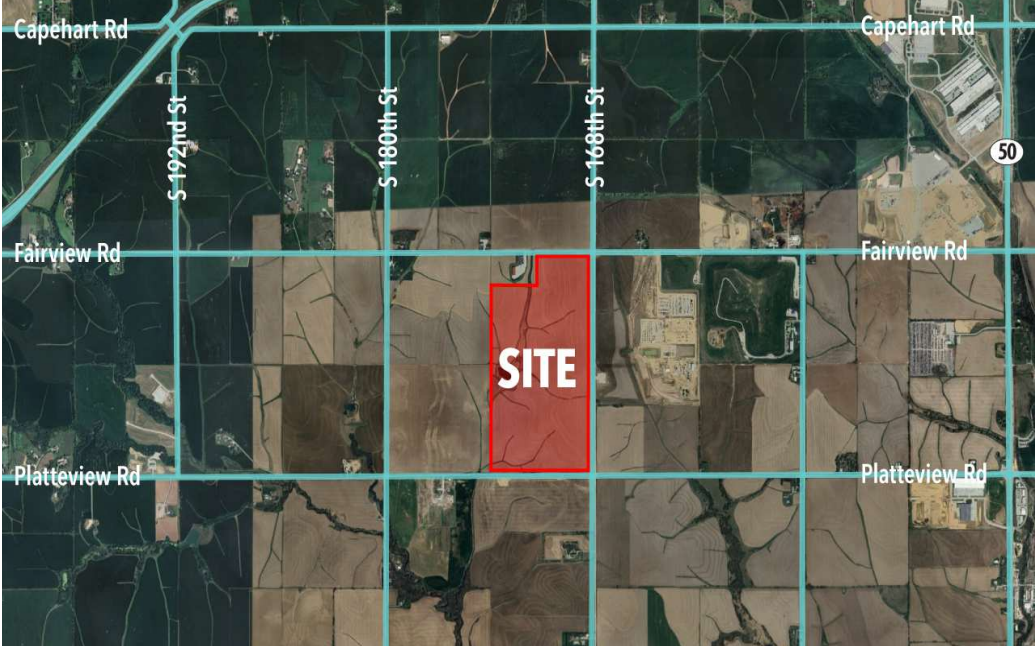
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## OFFERING SUMMARY

<b>SALE PRICE:</b>	<b>CALL BROKER FOR PRICING</b>
Lot Size AC:	294.19 Acres
Lot Size SF:	12,814,916.4 SF
Zoning:	AG (Agricultural)
Location:	NWC of 168th & Platteview Road

## PROPERTY OVERVIEW

Prime investment opportunity at the NWC of 168th Street & Platteview Road in Gretna. Situated in the path of development, this property offers versatile potential for land and other investors. Located between Sarpy County's Data Center Corridor and Gretna's Good Life District, in an area of transitional agricultural land and residential developments. With its strategic location in Sarpy County, this sought-after site presents a wide range of possibilities for development and growth. Don't miss the chance to secure a valuable asset in this thriving market.

## PROPERTY HIGHLIGHTS

- Zoned AG – Agricultural Farming
- Potential for wide variety of future uses
- Prime location in Gretna area
- Versatile potential for land investors
- Strategic holding for development opportunities
- Expansive property with diverse possibilities

## DEMOGRAPHICS

POPULATION	5 MILES	10 MILES	20 MILES
Total Population	16,196	205,220	831,511
Average Age	38	37	38
HOUSEHOLDS			
Total Households	5,767	76,878	322,916
People Per HH	2.8	2.7	2.6
Average HH Income	\$153,830	\$131,786	\$111,918
Average HH Value	\$467,144	\$348,300	\$315,286

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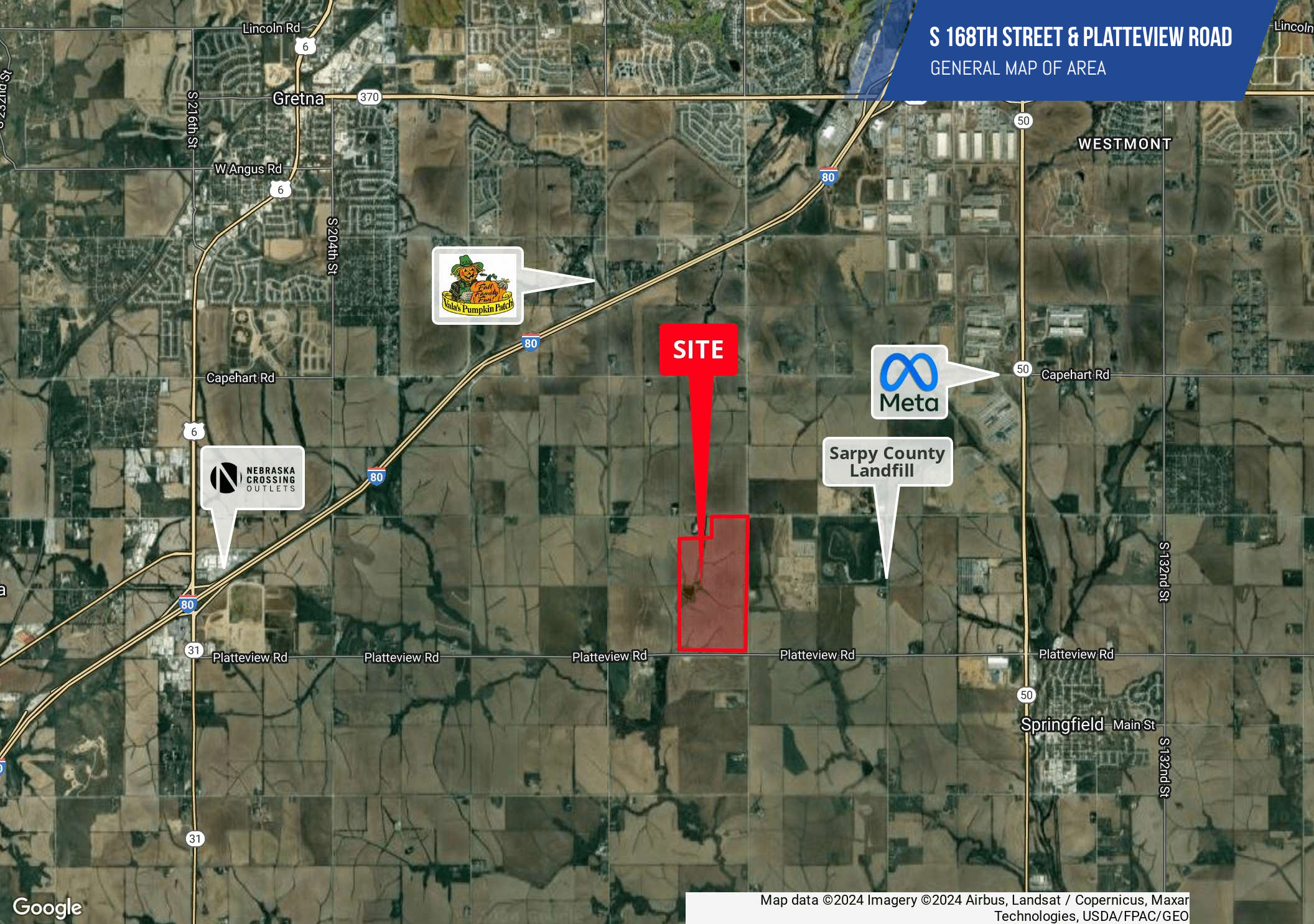
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# S 168TH STREET & PLATTEVIEW ROAD

## GENERAL MAP OF AREA



Map data ©2024 Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO

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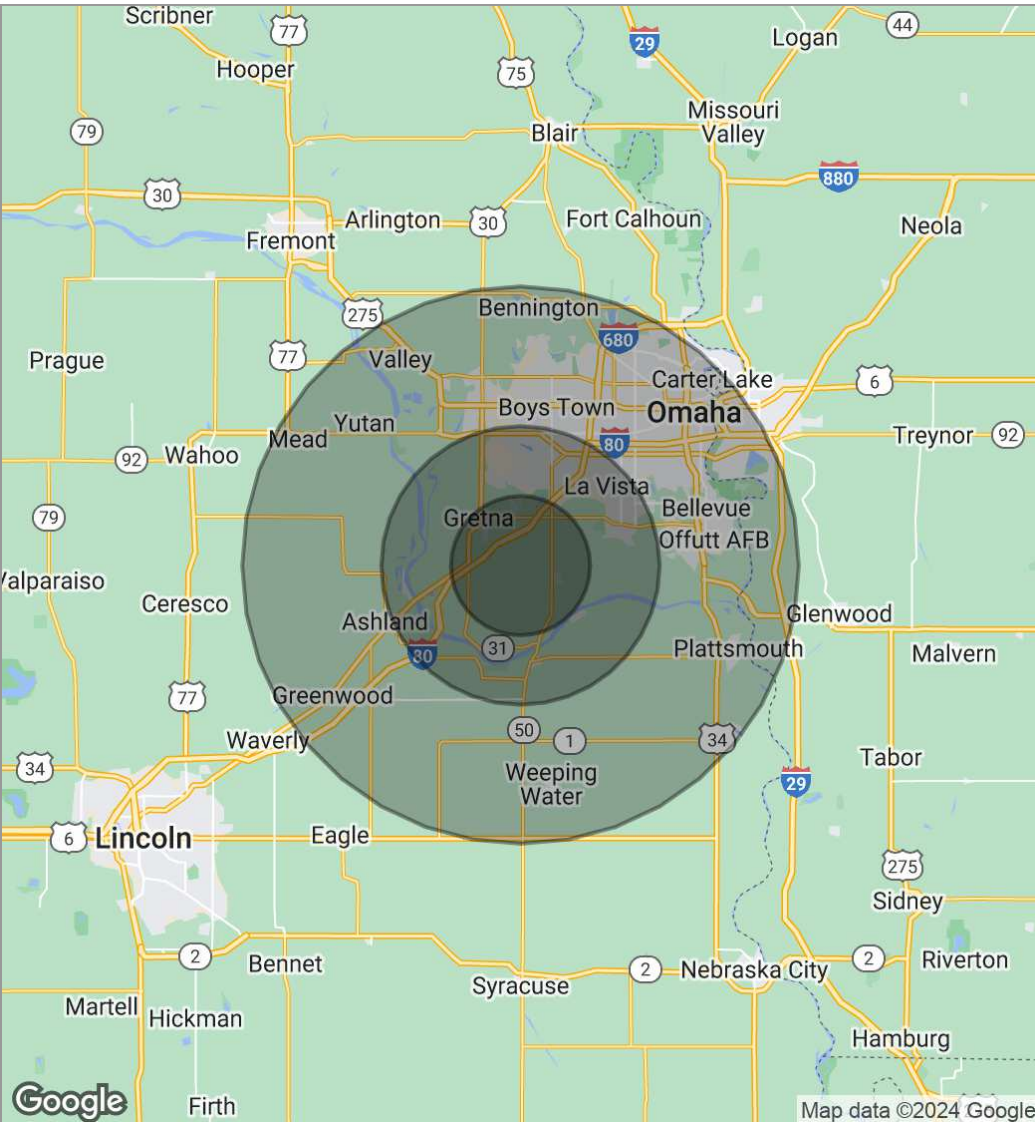
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<b>POPULATION</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>20 MILES</b>
Total population	16,196	205,220	831,511
Median age	38	37	38
Median age (Male)	38	37	37
Median age (Female)	39	38	39
<b>HOUSEHOLDS &amp; INCOME</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>20 MILES</b>
Total households	5,767	76,878	322,916
# of persons per HH	2.8	2.7	2.6
Average HH income	\$153,830	\$131,786	\$111,918
Average house value	\$467,144	\$348,300	\$315,286

*\* Demographic data derived from 2020 ACS - US Census*