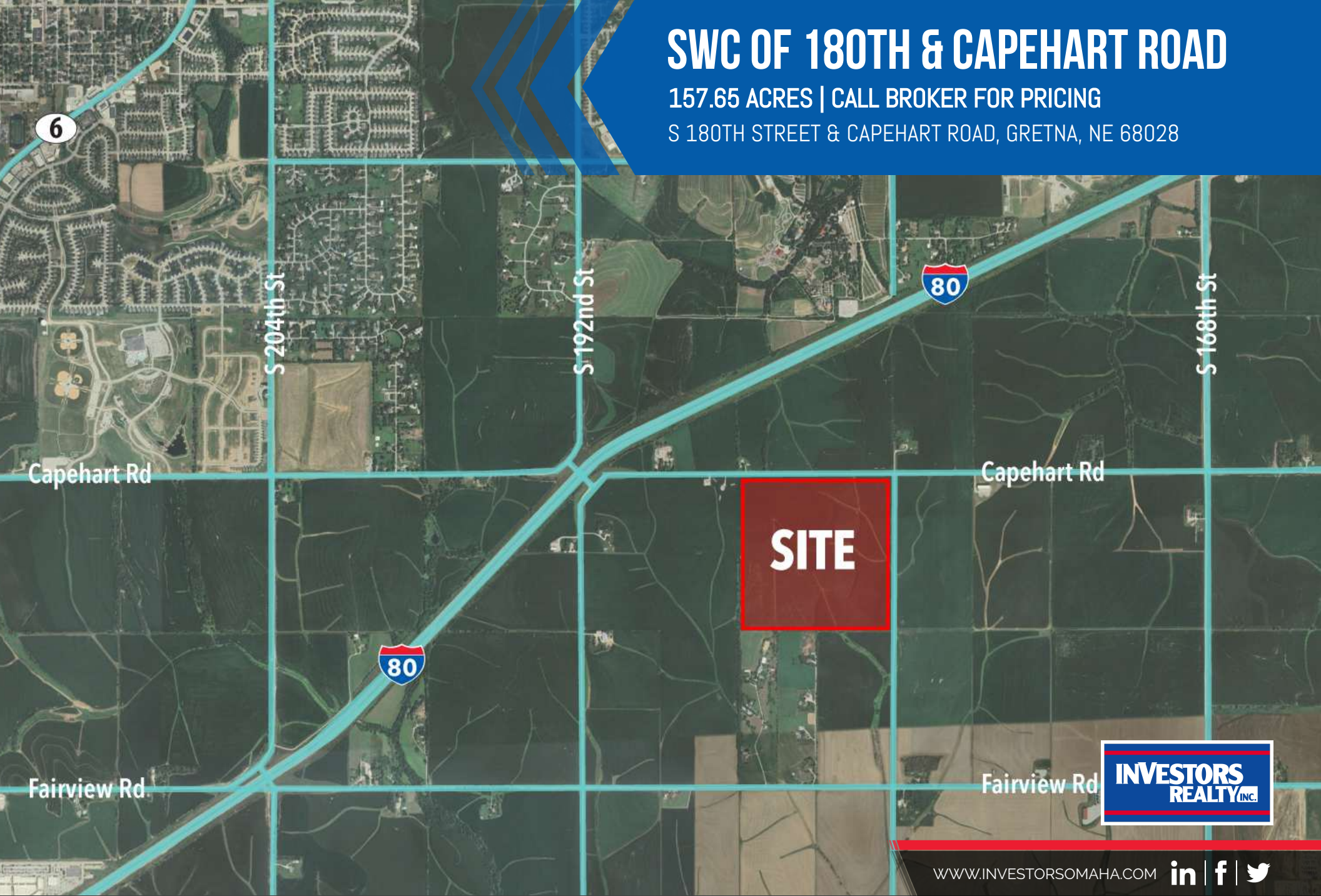


# SWC OF 180TH & CAPEHART ROAD

157.65 ACRES | CALL BROKER FOR PRICING

S 180TH STREET & CAPEHART ROAD, GRETNA, NE 68028



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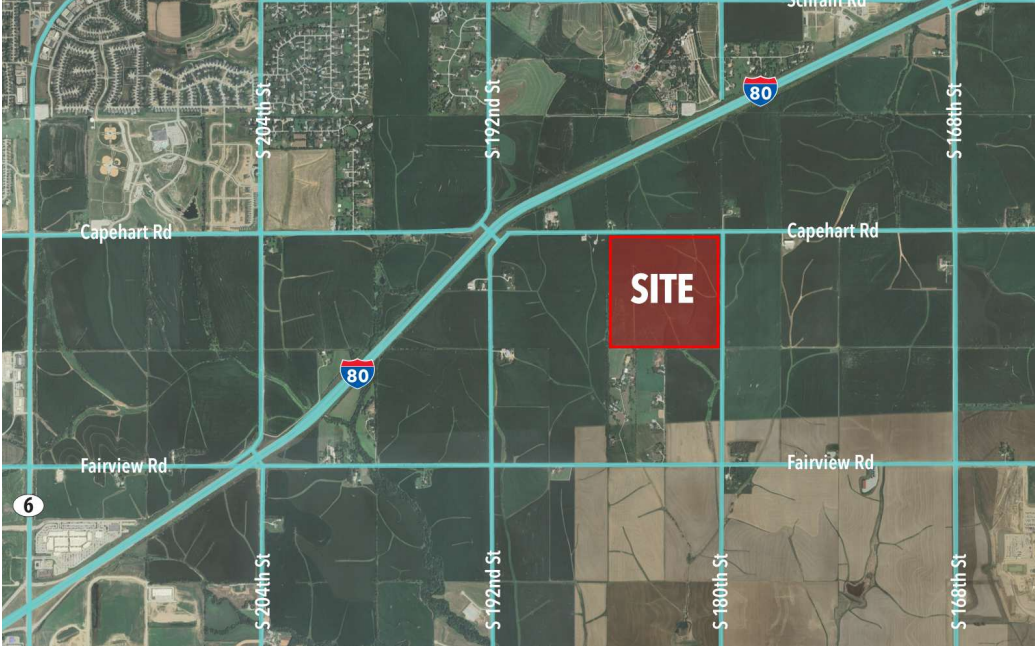
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# S 180TH STREET & CAPEHART ROAD

## EXECUTIVE SUMMARY

### OFFERING SUMMARY

<b>SALE PRICE:</b>	<b>CALL BROKER FOR PRICING</b>
Lot Size AC:	157.65 Acres
Lot Size SF:	6,867,234 SF
Zoning:	AG – Agricultural Farming
Location:	SWC of 180th & Capehart Road

### PROPERTY OVERVIEW

Investment opportunity at S 180th Street & Capehart Road. This expansive property boasts AG zoning, making it ideal for agricultural farming ventures and other innovative land use. Located in the sought-after Gretna area, this parcel presents a compelling opportunity for land or other investors seeking a versatile and promising investment. With its strategic location and zoning, this property offers a solid foundation for a range of potential ventures, making it an ideal addition to any investment portfolio.

### PROPERTY HIGHLIGHTS

- Zoned AG for agricultural farming
- Future Land Use - Business Park
- Ideal for land development or investment
- Strategic location in the Gretna area

### DEMOGRAPHICS

POPULATION	5 MILES	10 MILES	20 MILES
Total Population	32,534	245,032	840,289
Average Age	36	38	38
HOUSEHOLDS			
Total Households	10,792	91,432	325,778
People Per HH	3.0	2.7	2.6
Average HH Income	\$168,136	\$142,008	\$111,720
Average HH Value	\$439,076	\$367,310	\$314,791

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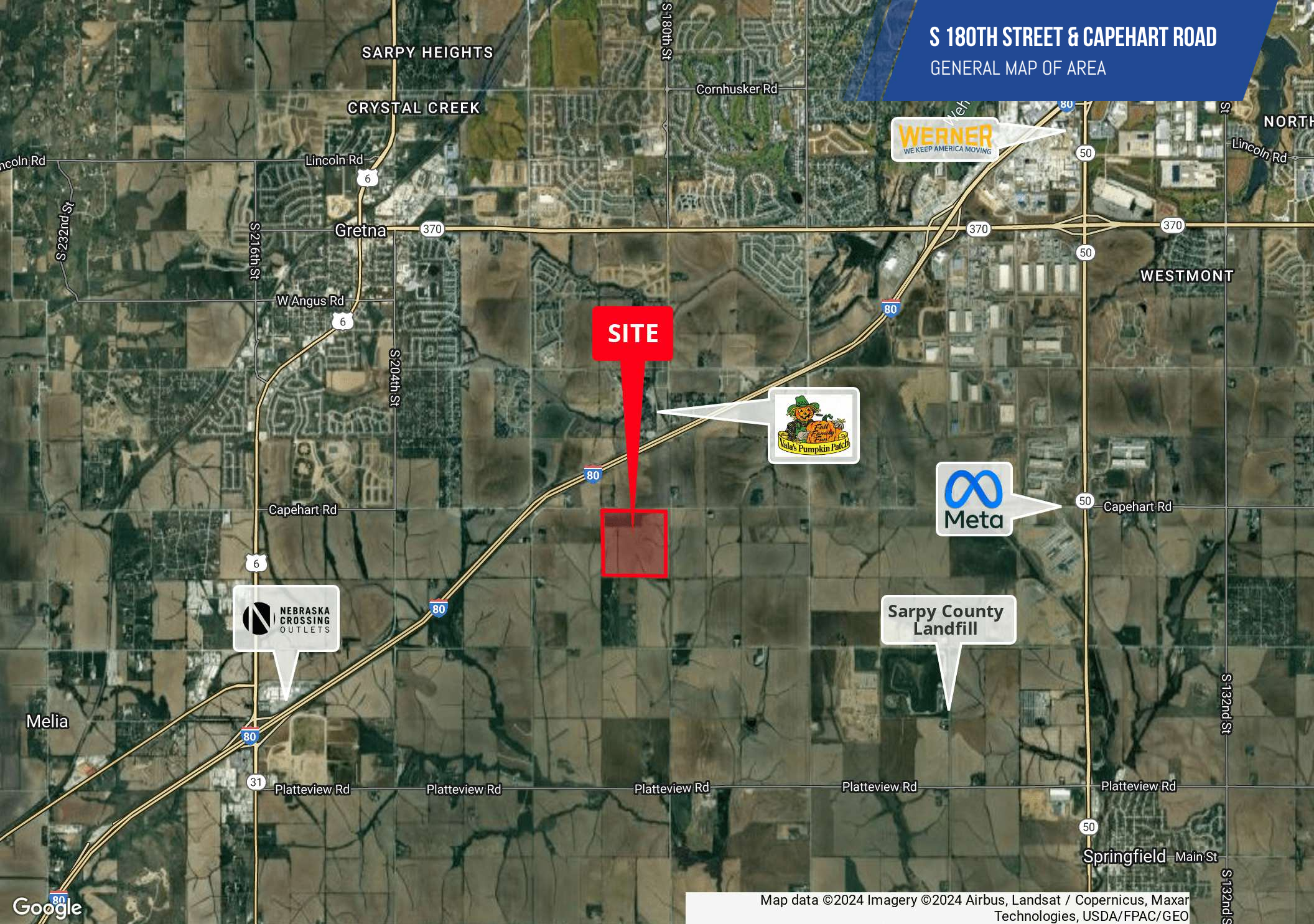
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# S 180TH STREET & CAPEHART ROAD

## GENERAL MAP OF AREA



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

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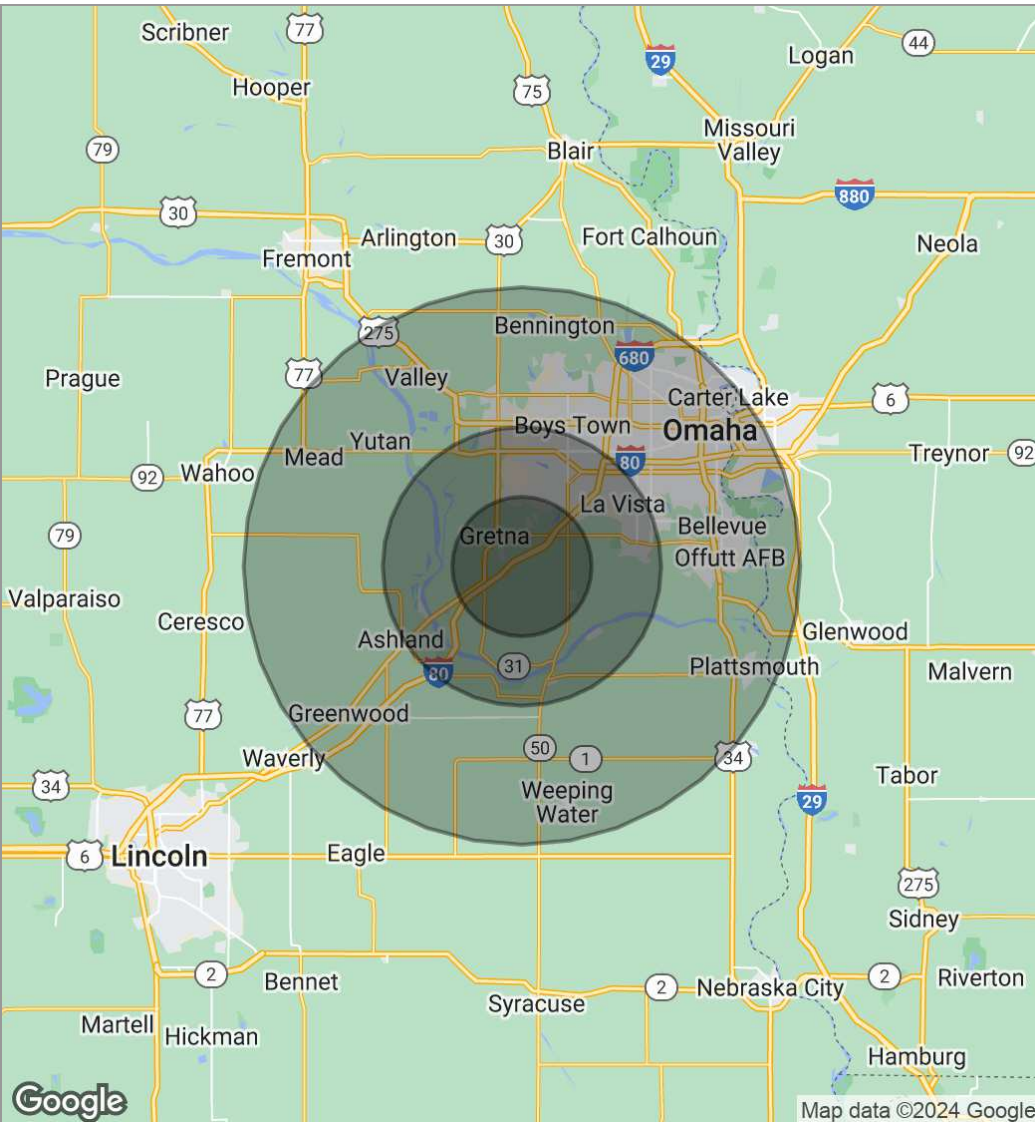
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# S 180TH STREET & CAPEHART ROAD

## DEMOGRAPHICS MAP



POPULATION	5 MILES	10 MILES	20 MILES
Total population	32,534	245,032	840,289
Median age	36	38	38
Median age (Male)	35	37	37
Median age (Female)	36	39	39
HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total households	10,792	91,432	325,778
# of persons per HH	3	2.7	2.6
Average HH income	\$168,136	\$142,008	\$111,720
Average house value	\$439,076	\$367,310	\$314,791

\* Demographic data derived from 2020 ACS - US Census

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