



120th Street

Military Road



16,742 EADT

# DEER CREEK PLACE

NWC 120TH & MILITARY ROAD  
OMAHA, NE 68142

8.54 Dividable Acres of Commercial Land

For Sale: \$1,840,740 (Price to be determined if divided)

# PROPERTY HIGHLIGHTS

Sale Price	\$1,840,740
Price PSF	\$4.95
Gross Acres	8.54
Gross SF	371,867
Zoning	Mixed Use
Flood Plain	No

\*Higher sale price for divided lots

+/-8.5 acres of developable land located at the NWC of 120th and Military Road. This parcel is zoned mixed-use allowing for many uses **and can be subdivided**. Sale price to be determined for divided parcels. Located near the affluent Deer Creek neighborhood and minutes from I-680.





# PROJECTED TRAFFIC COUNTS 120TH & MILITARY

Traffic Count	Year
11,100	2018
12,950	2019
13,600	2020
14,700	2021
15,500	2022
16,500	2023
17,600	2024
18,800	2025
20,100	2026
21,500	2027
23,000	2028
24,600	2029
26,300	2030
28,100	2031
30,000	2032

Note: Traffic counts beyond 2022 are projections. Dr. Maher Tadros, Ph.D., PE., consultant and equity partner, provided the estimates.



## NEIGHBORHOOD DEMOGRAPHICS



POPULATION




MEDIAN HOUSEHOLD INCOME



MEDIAN AGE

1 Mile	7,038	\$98,800	36
2 Miles	28,799	\$89,369	37
3 Miles	72,277	\$90,034	35



For more information, please contact:

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