



CUSHMAN &
WAKEFIELD

LUND
COMPANY



Military Road

120th Street



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.



SURVEY MAP

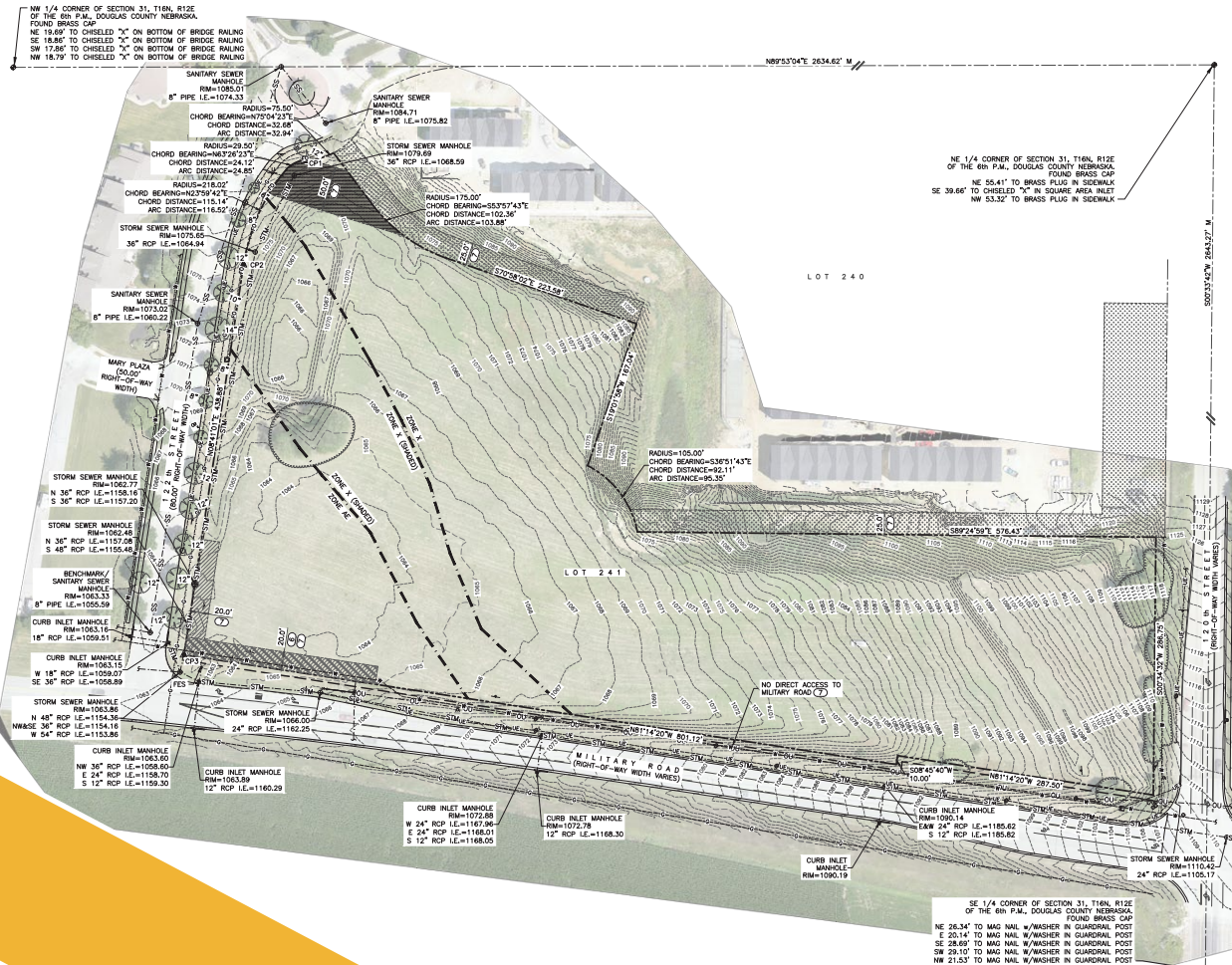
VICINITY MAP



LEGEND

•	PROPERTY CORNER FOUND (5/8" REBAR)	▲	FIRE HYDRANT
—	MEASURED DISTANCE	—	INVERT ELEVATION
—	DECEADUOUS TREE WITH TRUNK SIZE	—	CURB INLET
—	TREE CRIP LINE	—	FLARED END SECTION
—	SIGNAL POLE	—	WATER LINE
—	POWER POLE	—	GAS LINE
—	POWER POLE WITH UNDERGROUND DROP	—	SANITARY SEWER LINE
—	POWER POLE WITH LIGHT	—	STORM SEWER LINE
—	GUY WIRE	—	UNDERGROUND ELECTRICAL LINE
—	ELECTRICAL PEDESTAL	—	FIBER OPTIC LINE
—	CABLE TV PEDESTAL	—	OVERHEAD UTILITY LINE
—	SIGN	—	WOODEN FENCE
—	FIBER OPTIC MARKER POST	—	FLOOD ZONE DELINEATION LINE
—	SEWER MANHOLE	—	TITLE COMMITMENT EXCEPTION
—	UTILITY MANHOLE	—	CONTROL POINT

I	CONTROL POINTS		
	NORTH	EAST	DESCRIPTION
CP1	132134.96	116351.95	5/8" REBAR
CP2	132018.45	116263.07	1075.28
CP3	131585.22	116217.19	1063.16



LEGAL DESCRIPTION

LOT 241 DEER CREEK, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.

CERTIFICATION

TO THOMAS ASSOCIATES, LLC, A NEBRASKA LIMITED LIABILITY COMPANY.

DEER CREEK INVESTMENT, LLC, A NEBRASKA LIMITED LIABILITY COMPANY,
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AND
TITLCORE NATIONAL, LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 3, 4, 5, 6(a), 8 AND 11(b) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 20, 2022.



JULY 20, 2022

DATE

JON L. CARRELL
NEBRASKA RLS #693

BENCHMARK

DESCRIPTION: SOUTH RM OF SANITARY SEWER MANHOLE IN THE CENTER OF 12244 STREET, 80' S NORTH OF THE CENTERLINE OF MILITARY ROAD.
ELEVATION: 1063.33 (NAD 88)

NOTES

BASIS OF BEARINGS:
BEARINGS SHOWN HEREON ARE BASED ON THE DOUGLAS/SARPY LOW DISTORTION PROJECTION.

FLOOD ZONE CLASSIFICATION:
THE SURVEYED PROPERTY LIES PARTIALLY WITHIN A DESIGNATED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)
"X" (SHADED) (AREAS OF 0.2% ANNUAL CHANCE FLOOD)
"X" (AREAS SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD - BASE SHOWN ON THE DOUGLAS INCORPORATED AREAS F) 3100000000 DATED 04

GROSS LAND AREA:
THE SURVEYED PROPERTY 8.54 ACRES MORE OR LESS

CURRENT ZONING CLASS:
THE SURVEYED PROPERTY AS SHOWN ON THE DOUGLAS INCORPORATED AREAS F 3100000000 DATED 04 (https://www.dogpl.org/) IS AT A CONFORMANCE DEVELOPMENT PLAN NO. 1000000000 DATED 04. THE SURVEYED PROPERTY IS NOT CONSTRUCTED CONSISTENT WITH THIS PLAN, THERE ARE NO DESIGNATED SETBACK, HEIGHT, PARKING, FLOOR SPACE OR LOT COVERAGE RESTRICTION REQUIRED IN THIS ZONE.

EVIDENCE OF UTILITIES:
THE UTILITIES SHOWN ON THIS DRAWING WERE DETERMINED BY OBSERVED EVIDENCE AT THE TIME OF SURVEY, RECORDS PROVIDED BY UTILITY COMPANIES AND THOSE MARKED BY UTILITY COMPANY REPRESENTATIVES THAT RESPONDED TO "ONE CALL" TICKET NUMBER 231723181. NO RESPONSIBILITY OR LIABILITY IS ASSIGNED BY THE SURVEYOR FOR THE FAILURE TO SHOW ANY BURIED SERVICE AND/OR UTILITY LINES EVEN THOUGH THEY MAY EXIST.

UNMANNED AERIAL VEHICLE (UAV):
UNMANNED AERIAL VEHICLE TECHNOLOGY WAS USED AS THE BASIS FOR MEASURING ELEVATIONS AND FOR SHOWING THE LOCATIONS OF FEATURES OTHER THAN BUILDINGS AND CULVERT LINES.

TITLE COMMITMENT - SCHEDULE B PART II DISCLOSURES:
THIS DRAWING SHOWS OR NOTES THE EASEMENTS LISTED UNDER SCHEDULE B PART II OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NUMBER 22-112785-C, EFFECTIVE DATE JUNE 20, 2022 AT 8:00 A.M.

4. TERMS AND PROVISIONS AS CONTAINED IN TRANSMISSION LINE EASEMENT IN FAVOR OF THE OMAHA PUBLIC POWER DISTRICT, ITS SUCCESSORS AND ASSIGNS, RECORDED FEBRUARY 7, 1988 IN BOOK 439 AT PAGE 453 OF THE RECORDS OF DOUGLAS COUNTY, NEBRASKA, FOR UTILITIES AS DESCRIBED THEREIN, IS NOT OK, DOES NOT TOUCH THE SURVEYED PROPERTY.

5. TERMS, PROVISIONS, COVENANTS AND RESTRICTIONS AS SET FORTH IN PROTECTIVE AND RESTRICTIVE COVENANTS RECORDED APRIL 3, 1999 IN BOOK 1291 AT PAGE 414 OF THE RECORDS OF DOUGLAS COUNTY, NEBRASKA, (NOT A SURVEY-RELATED MATTER)

6. TERMS AND PROVISIONS AS CONTAINED IN EASEMENT AND RIGHT-OF-WAY IN FAVOR OF METROPOLITAN UTILITIES DISTRICT OF OMAHA RECORDED FEBRUARY 4, 2000 IN BOOK 1306 AT PAGE 307 OF THE RECORDS OF DOUGLAS COUNTY, NEBRASKA, FOR UTILITIES AS DESCRIBED THEREIN, (ITS LOCATION IS SHOWN)

7. EASEMENTS AND RESTRICTIONS AS SET FORTH IN THE PLAT AND DECLARATION OF DEER CREEK (LOTS 1 THRU 243) RECORDED IN BOOK 2135 AT PAGE 540 OF THE RECORDS OF DOUGLAS COUNTY, NEBRASKA, (ITS LOCATION IS SHOWN)

A. DEDICATION GRANTS A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, AND AN COMPANY WHICH IS A MEMBER OF THE DISTRICT, TO PROVIDE A FIBER OPTIC TELEVISION SYSTEM WITHIN THE BOUNDARIES OF THE PLAT, AND U.S. WEST COMMUNICATIONS, THEIR SUCCESSORS AND ASSIGNS, FOR UTILITIES AS DESCRIBED THEREIN, ON OVER, THROUGH, UNDER AND ACROSS A FIVE FOOT WIDE STRIP OF LAND ABUTTING THE FRONT AND THE SIDE BOUNDARY LINES OF ALL LOTS, AN EIGHT FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS AND A SIXTEEN FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS THAT ARE NOT ADJACENT TO PREEXISTING PLATTED AND RECORDED LOTS, WITH PROVISIONS FOR SAID SIXTEEN FOOT EASEMENT TO BE REDUCED TO EIGHT FEET.

B. DEDICATION GRANTS A PERPETUAL EASEMENT TO THE METROPOLITAN UTILITIES DISTRICT FOR UTILITIES AS DESCRIBED THEREIN, ON OVER, THROUGH, UNDER AND ACROSS A FIVE FOOT WIDE STRIP OF LAND ABUTTING ALL CIRCLES.

D. PLAT SURVEY SHOWS A 2" PERMANENT SEWER AND DRAINAGE EASEMENT TO SD 450, WADSWORTH-CROSS EASEMENTS ACROSS PORTIONS OF SUBJECT LOT.



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td2co.com

Survey Type
ALTA/NSPS LAND
TITLE SURVEY

Client Name
E. CONSTRUCT

Description
LOT 241, DEER
CREEK, DOUGLAS
COUNTY, NEBRASKA

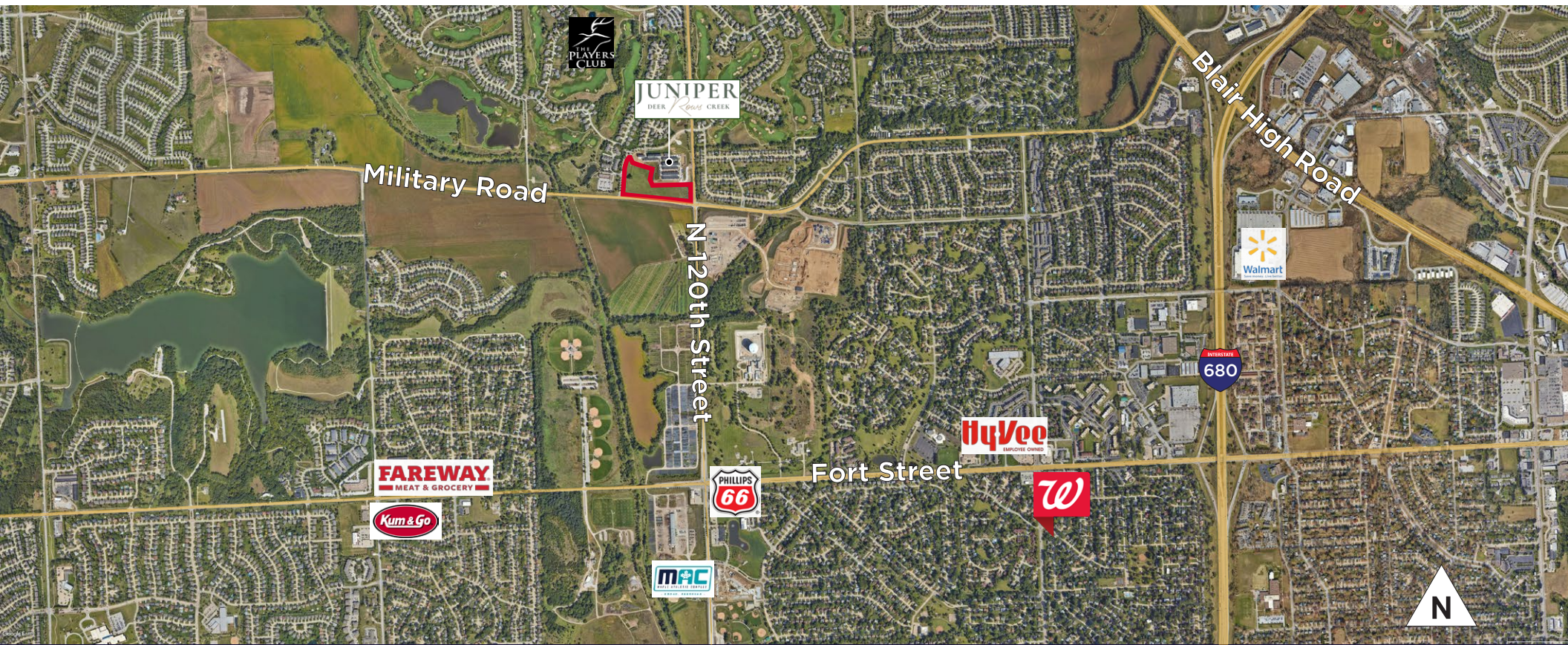


Revision Dates	No.	Description	MM-DD-YY
	1		

Job No.: 1767-22-52AL
Drawn By: MDK
Reviewed By: JLC
Date: JULY 20, 2022
Book: 22-17
Pages: 36-38

Sheet Title

DEMOGRAPHICS



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



Military Road

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