

An aerial photograph of a commercial property. A red-outlined rectangle highlights a specific area of land. Inside this rectangle, a detailed site plan is overlaid, showing property lines, easements, and various survey points. The surrounding area includes a multi-lane road at the top, a grassy field to the left, and a railroad track running horizontally across the middle. To the right of the highlighted area, there are some trees and a small paved area.

W GILES ROAD

±1.87 ACRES OF LAND FOR SALE

FOR SALE: \$774,546 (\$9.50/SF)

SOUTHPORT DISTRICT | LA VISTA, NE 68128

Excellent opportunity for new retail office or flex development in a rapidly growing area surrounded by highly trafficked destinations including the Costco, Smash Park, the newly opened CHI Health MultiSport Complex, and a variety of other new restaurants and businesses. This site offers excellent visibility with convenient access to I-80 and over 400 feet of frontage along West Giles Road. C-2 Commercial Zoning with no Costco restrictions allows flexibility for a wide variety of uses, making it an ideal location for businesses looking to grow in a thriving market.



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PROPERTY INFORMATION

Sale Price	\$774,546 (\$9.50/SF)
Gross Acres	±1.87
Gross SF	±81,531
Flood Plain	No
Improvements	Graded
Utilities	In Street
Zoning	C-2 (General Commercial)

NEIGHBORHOOD DEMOGRAPHICS

	 POPULATION	 MEDIAN HOUSEHOLD INCOME	 NUMBER OF HOUSEHOLDS
1 Mile	4,105	\$79,835	1,629
3 Miles	65,259	\$79,683	27,122
5 Miles	189,614	\$87,027	74,267

CONTACT INFORMATION

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