

19150 & 19048 EDNA STREET

4.94 ACRES | \$1,285,000

19150 & 19048 EDNA STREET, OMAHA, NE 68136

S 192nd St

Harrison St

Harrison St

S 189th St

SITE
3.79 AC

SITE
1.15 AC

Edna St

S 192nd St

**INVESTORS
REALTY INC.**

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OFFERING SUMMARY

SALE PRICE:	\$1,285,000
Lot Size AC:	4.94 Acres
Lot Size SF:	215,186.4 SF
Price / ACRE:	\$260,121
Price / SF:	\$5.97

PROPERTY OVERVIEW

Corner lot with excellent visibility to 17,000 cars per day on 192nd & Harrison.

PROPERTY HIGHLIGHTS

- 192nd Street & Harrison Street frontage
- Fraction of the price of ground 1 mile west
- Friendly general business district (BG) zoning
- Quick access to 204th Street & Hwy 6
- Utilities available to site

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,920	55,384	123,267
Average Age	32.5	36	37.3
HOUSEHOLDS			
Total Households	3,391	18,684	45,076
People Per HH	2.9	3.0	2.7
Average HH Income	\$119,507	\$134,334	\$125,952
Average HH Value	\$248,389	\$276,936	\$271,998

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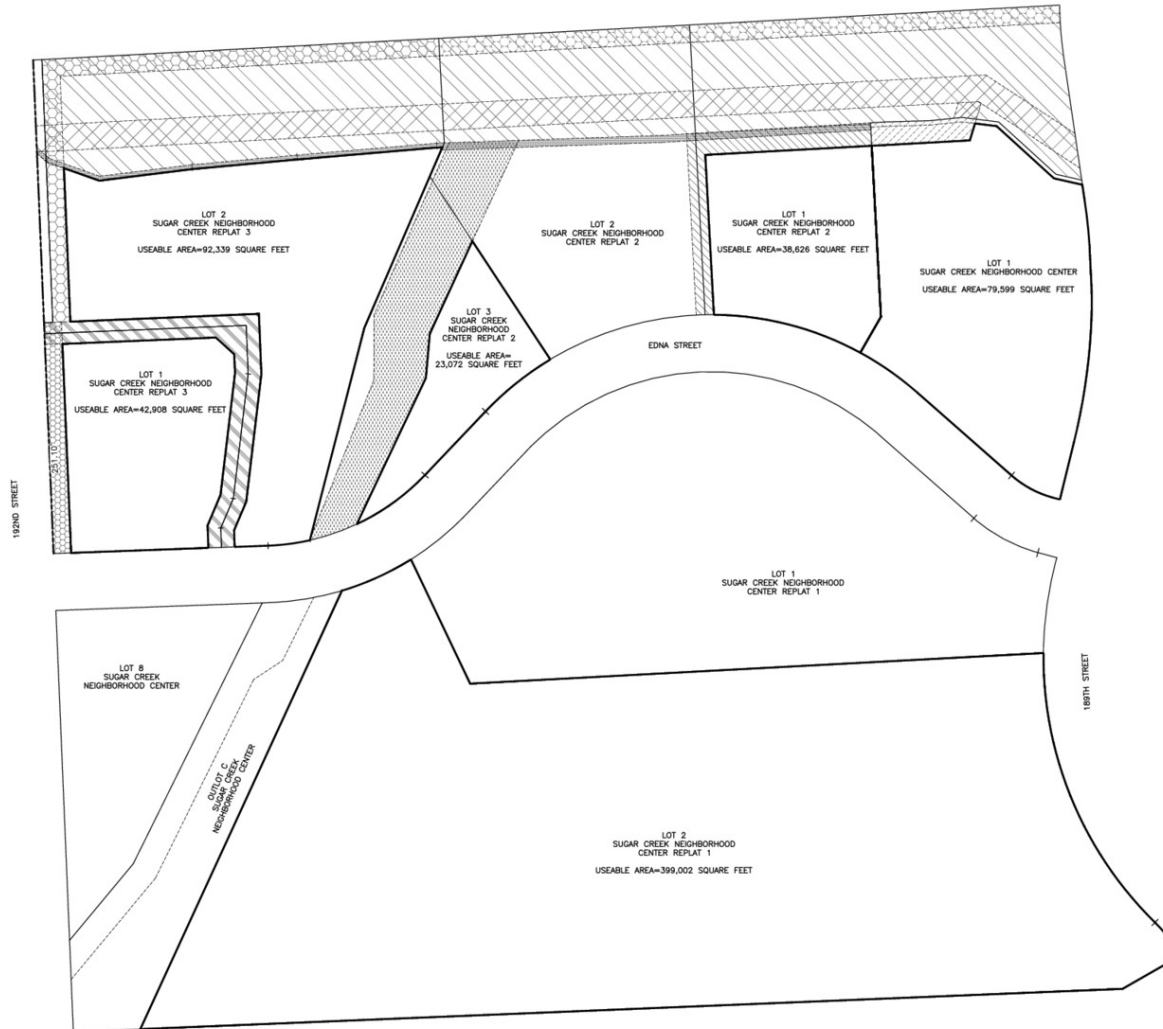
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SURVEY



LEGAL DESCRIPTION

LOT 1, SUGAR CREEK NEIGHBORHOOD CENTER TOGETHER WITH LOT 2, SUGAR CREEK NEIGHBORHOOD CENTER REPLAT 1 TOGETHER WITH LOTS 1 AND 3, SUGAR CREEK NEIGHBORHOOD CENTER REPLAT 2 TOGETHER WITH LOTS 1 AND 2, SUGAR CREEK NEIGHBORHOOD CENTER REPLAT 3, ALL BEING SUBDIVISIONS IN SARPY COUNTY, NEBRASKA.

- UTILITY EASEMENTS GRANTED IN THE FINAL PLAT DEDICATION OF SUGAR CREEK NEIGHBORHOOD CENTER.
- SANITARY SEWER EASEMENT AS SHOWN ON THE FINAL PLAT OF SUGAR CREEK NEIGHBORHOOD CENTER.
- 20' WIDE LANDSCAPE BUFFER EASEMENT AS SHOWN ON THE FINAL PLAT OF SUGAR CREEK NEIGHBORHOOD CENTER AND AS CREATED BY THIS PLAT.
- 30' WIDE SANITARY SEWER EASEMENT RECORDED AS INSTRUMENT NO.2002-54972 OF THE SARPY COUNTY REGISTER OF DEEDS AS SHOWN ON THE FINAL PLAT OF SUGAR CREEK NEIGHBORHOOD CENTER.
- PERMANENT CHANNEL RELOCATION EASEMENT A PORTION OF WHICH IS GRANTED BY THIS PLAT AND A PORTION OF WHICH IS AS SHOWN ON THE FINAL PLAT OF SUGAR CREEK NEIGHBORHOOD CENTER RECORDED AS INSTRUMENT NO. 2003-39236 IN THE SARPY COUNTY REGISTER OF DEEDS.
- INGRESS AND EGRESS EASEMENT GRANTED TO THE PRESENT AND FUTURE OWNERS OF LOTS 1 AND 2.



thompson, dreesen & dornier, inc.
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Omaha, NE 68154
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Survey Type

EXHIBIT

USEABLE AREAS

Client Name
UNITED REPUBLIC BANK

Description
LOT 1, SUGAR CREEK NEIGHBORHOOD CENTER, LOTS 2 SUGAR CREEK NEIGHBORHOOD CENTER REPLAT 1, LOTS 1 AND 3, SUGAR CREEK NEIGHBORHOOD CENTER REPLAT 2, LOTS 1 AND 2, SUGAR CREEK NEIGHBORHOOD CENTER REPLAT 3, SARPY COUNTY, NEBRASKA.



Revision Dates

No.	Description	MM-DD-YY
1		
2		
3		
4		

Job No.: 1637-15-1 EX
Drawn By: MRS
Reviewed By: CED
Date: 12/28/2015
Book:
Pages:

Sheet Title

Sheet Number

SHEET 1 OF 1

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AREA MAP



Map data ©2023 Google Imagery ©2023 , Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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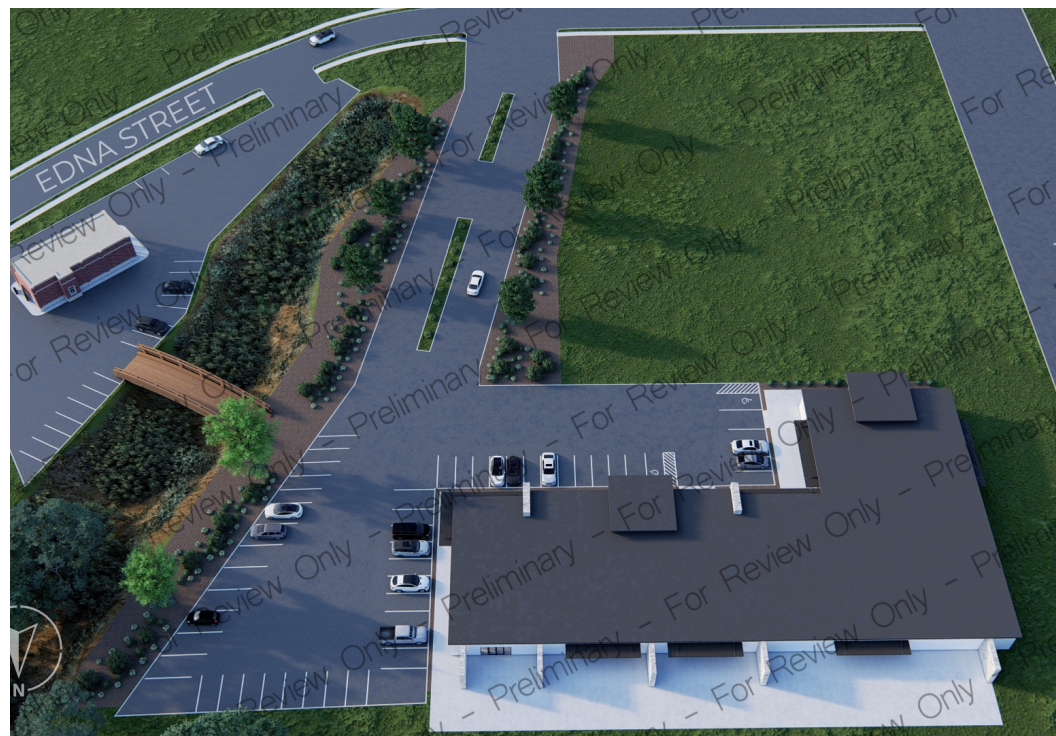
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POTENTIAL BUILDING RENDERINGS



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