

FALCON BUSINESS PARK LOTS

37.36 ACRES | \$5.95 - \$10.95 PSF

276TH & HWY 275, VALLEY, NE 68064



BRIAN FARRELL

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OFFERING SUMMARY

SALE PRICE:	\$5.95 - \$10.95 PSF
Lot Size AC:	37.36 Acres
Lot Size SF:	1,627,401.6 SF
Zoning:	C-3

PROPERTY OVERVIEW

Commercial lots available in Valley, NE

PROPERTY HIGHLIGHTS

- C-3 Zoning allows for a variety of uses (See use matrix at end of brochure)
- Easy access to Hwy 275, midway between Omaha and Fremont
- MD West ONE Sports Complex breaking ground on 142 Acres Spring 2022 - Only one mile east on Hwy 275
- Adjacent to many recreational lakes and neighborhoods

PLEASE SEE SITE PLAN ON PAGE 3 FOR LOT NUMBERS AND PRICING

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Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.



SITE PLAN



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**INVESTORS
REALTY INC.**



276TH & HWY 275 RETAILER MAP

SITE

The Pines
Golf Course

Valley
Shores

valmont

Still Water
Lake

VALLEY
CORP.



Elkhorn Athletic
Assoc./MD West ONE
Sports Complex



Ginger
Cove

Blue Water Lake

Flatwater
Lake

Valley

Mallard Landing
Lake

Platte River

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

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CITY OF
VALLEY, NEBRASKA
DOUGLAS COUNTY
OFFICIAL ZONING MAP

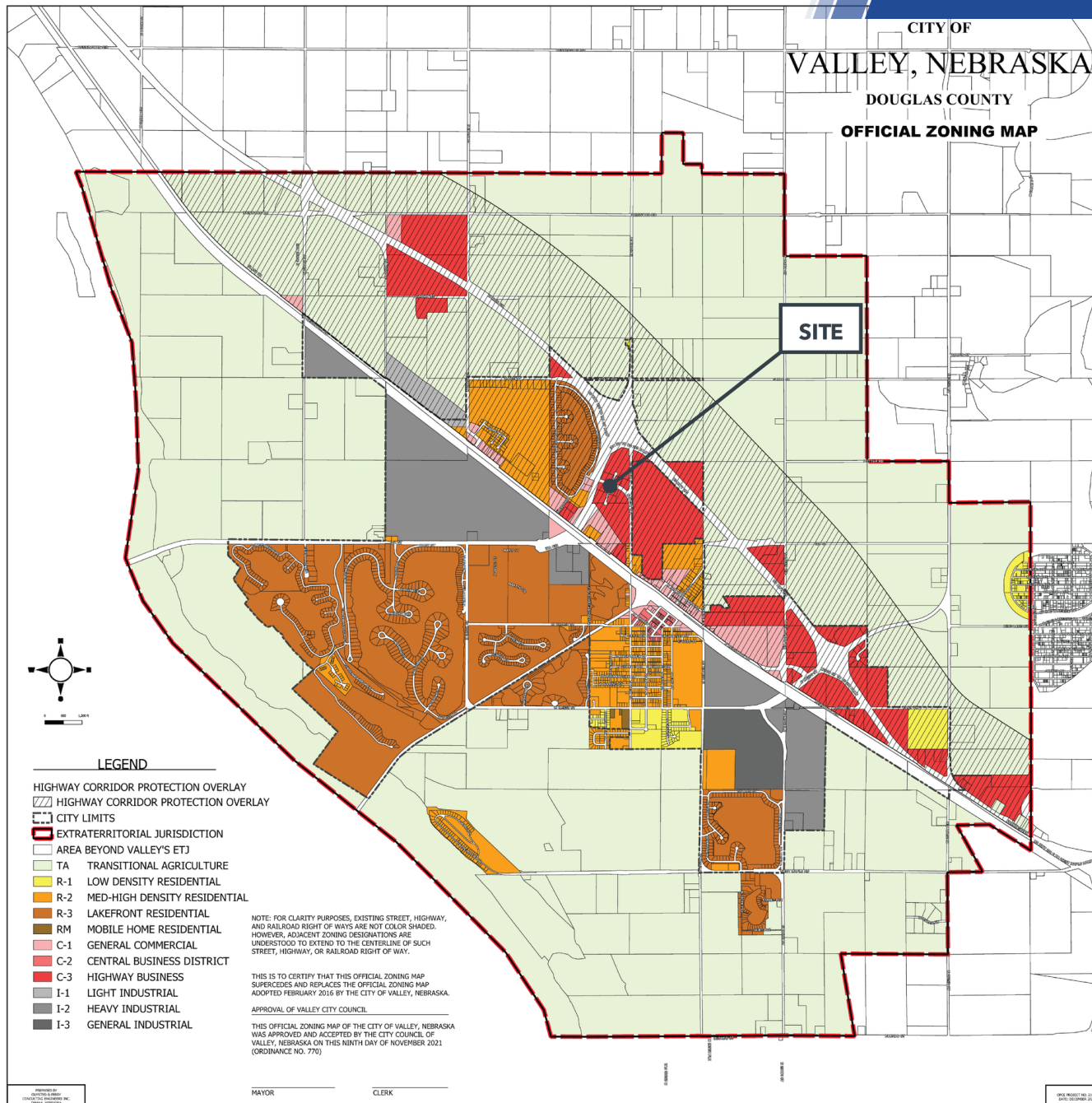
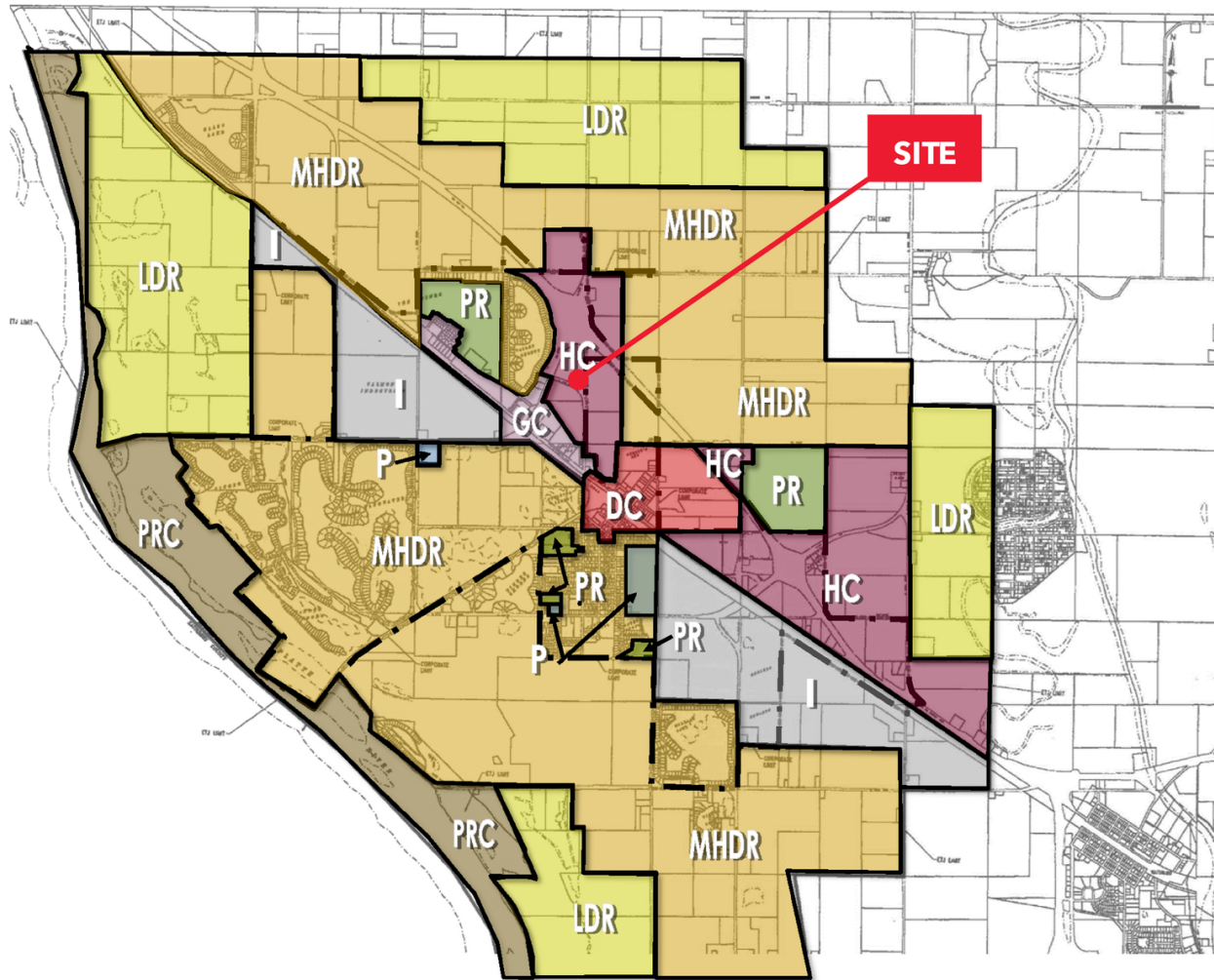


Figure 10.5: Future Land Use Map



City of Valley, Nebraska Future Land Use Map

LEGEND:

- Low Density Residential
- Medium to High Density Residential
- Downtown Commercial
- General Commercial
- Highway Commercial
- Industrial
- Public
- Parks and Recreation
- Platte River Corridor
- Corporate Limits
- Extraterritorial Jurisdiction

P = Permitted
C = Conditional Use Permit T = Temporary
"-" = not permitted
* = Floodplain regulations shall be met

Section 5.06 Land Use Categories/Matrix

Use Category	Use Type	TA	RS	R-1	R-2	R-3	RM	C-1	C-2	C-3	I-1	I-2	I-3	Additional Requirements
Agriculture & Horticulture Uses	Greenhouse	P	-	-	-	-	-	-	-	U	-	-	-	
Agriculture & Horticulture Uses	Wineries/Vineyards	P	C	-	-	-	-	U	-	U	-	-	-	
Agricultural Sales & Service	Agricultural chemicals, fertilizer, anhydrous ammonia-storage & distribution for commercial use.	C	-	-	-	-	-	-	-	U	-	-	-	
Agricultural Sales & Service	Agricultural implement & vehicle sales and service	P	-	-	-	-	-	-	-	U	-	U	-	
Agricultural Sales & Service	Agriculture feed mixing and blending, seed sales and grain handling operations	P	-	-	-	-	-	-	-	U	-	U	-	
Residential/ Commercial Institutions	Upper story housing	-	-	-	-	-	-	C	P	C	-	-	-	
Residential/ Commercial Institutions	Adult care homes	-	P	P	P	-	-	P	P	P	-	-	-	
Residential/ Commercial Institutions	Assisted Living Facilities	-	P	P	P	-	-	P	P	P	-	-	-	
Residential/ Commercial Institutions	Emergency Residential Services/Shelters	P	P	P	-	-	-	-	P	P	-	-	-	
Residential/ Commercial Institutions	Group Care Home	P	P	P	-	-	-	-	-	P	-	-	-	
Residential/ Commercial Institutions	Group Home	P	P	P	-	-	-	-	-	P	-	-	-	
Residential/ Commercial Institutions	Hospice	-	P	P	P	-	-	-	-	P	-	-	-	
Residential/ Commercial Institutions	Life Care Facility	-	P	P	P	-	-	-	-	P	-	-	-	
Residential/ Commercial Institutions	Nursing Homes	-	P	P	P	-	-	P	P	P	-	-	-	
Residential/ Commercial Institutions	Retirement Homes	-	P	P	P	-	-	P	P	P	-	-	-	
Residential/ Commercial Institutions	Transitional housing	P	P	P	-	-	-	-	-	P	-	-	-	
Community Services/ Civic Uses	Animal shelters	P	-	-	-	-	-	C	-	C	-	-	-	
Community Services/ Civic Uses	Churches, synagogues, temples & similar	P	P	P	P	-	-	P	C	P	-	-	-	
Community Services/ Civic Uses	Church, storefront-	-	-	-	-	-	-	C	C	C	-	-	-	
Community Services/ Civic Uses	Community centers & buildings	C	C	C	-	-	-	P	P	P	-	-	-	
Community Services/ Civic Uses	Fire and Rescue facilities	P	P	P	P	P	P	P	P	P	P	P	P	
Community Services/ Civic Uses	Fraternal Organization	C	C	C	-	-	-	P	P	P	-	-	-	
Community Services/ Civic Uses	Governmental offices and uses	-	-	-	-	-	-	P	P	P	P	P	P	
Community Services/ Civic Uses	Law enforcement centers	P	P	P	P	P	P	P	P	P	P	P	P	
Community Services/ Civic Uses	Public Libraries and museums	P	P	P	P	P	P	P	P	P	-	-	-	
Community Services/ Civic Uses	Philanthropic Organizations	C	C	C	-	-	-	P	P	P	-	-	-	
Community Services/ Civic Uses	Museums	P	P	P	P	P	P	P	P	P	P	P	P	
Community Services/ Civic Uses	Planetariums	P	P	P	P	P	P	P	P	P	-	-	-	
Community Services/ Civic Uses	Senior citizen centers	C	C	C	-	-	-	P	P	P	-	-	-	
Treatment, Rehabilitation, Incarceration	Drug & alcohol rehabilitation centers	C	C	-	-	-	-	C	C	C	-	-	-	
Day-Care, Public & Private Schools	Adult day-care home	P	P	P	P	P	-	P	-	P	-	-	-	
Day-Care, Public & Private Schools	Child Care Center	-	-	-	-	-	-	P	P	P	C	C	-	
Day-Care, Public & Private Schools	Colleges and Universities	-	C	C	C	C	-	C	C	C	-	-	-	
Day-Care, Public & Private Schools	Day care centers	-	C	C	C	C	-	P	P	P	C	C	-	
Day-Care, Public & Private Schools	Preschools	-	C	C	C	C	-	C	C	C	-	-	-	
Day-Care, Public & Private Schools	Public & private schools (K-12)	-	C	C	C	C	-	C	C	C	-	-	-	
Day-Care, Public & Private Schools	Trade, career & technical schools	C	C	C	C	C	-	C	C	C	C	C	-	
Public Parks & Open Space	Athletic fields	C	C	C	C	C	-	-	-	P	-	-	-	
Public Parks & Open Space	Campground	C	-	-	-	-	-	-	-	C	-	-	-	
Public Parks & Open Space	Parks, trails, picnic areas, & playgrounds	P	P	P	P	P	P	P	P	P	-	-	-	
Public Parks & Open Space	Public pools and/or water parks	P	P	P	P	P	P	P	P	P	-	-	-	
Public/Private Utilities & Communication	Public works facilities incl. storage/maintenance areas	P	C	C	-	-	-	P	P	P	P	P	-	
Public/Private Utilities & Communication	Wireless telecommunication facilities sys. - new tower	C	C	-	-	-	-	C	C	C	C	C	C	See Section 9.03
Public/Private Utilities & Communication	Wireless telecommunication facilities sys. - collocated	C	C	-	-	-	-	C	C	C	C	C	C	See Section 9.03
Public/Private Utilities & Communication	Radio and tower transmitter (Shortwave and Ham operations)	P	C	C	C	-	-	C	C	C	C	C	C	See Section 9.19
Animal Care	Animal Shelter	P	-	-	-	-	-	U	-	U	P	P	P	

Animal Care	Kennel boarding or training	P	-	-	-	-	-	-	C	-	C	P	P	-	
Animal Care	Kennel, commercial	P	-	-	-	-	-	-	C	-	C	P	P	C	
Animal Care	Pet grooming, Pet training	P	-	-	-	-	-	-	P	P	P	-	-	-	
Animal Care	Animal hospital	P	-	-	-	-	-	-	P	P	P	P	P	-	
Business and Household Services	Building maintenance & cleaning services	-	-	-	-	-	-	-	P	P	P	P	P	P	
Business and Household Services	Copying, printing, mailing, & packaging services	-	-	-	-	-	-	-	P	P	P	P	P	P	
Business and Household Services	Lawn, garden & yard maintenance services	-	-	-	-	-	-	-	P	P	P	P	P	P	
Business and Household Services	Locksmiths and key duplication	-	-	-	-	-	-	-	P	P	P	P	P	P	
Business and Household Services	Pest control services	-	-	-	-	-	-	-	C	C	C	C	P	C	
Business and Household Services	Small appliances & household equipment repair	-	-	-	-	-	-	-	P	P	P	P	P	-	
Business and Household Services	Well drilling/septic tank cleaning	-	-	-	-	-	-	-	C	-	P	P	P	-	
Financial Services	Banks	-	-	-	-	-	-	-	P	P	P	-	-	-	
Financial Services	Automatic Teller Machine (ATM)	-	-	-	-	-	-	-	P	P	P	-	-	-	
Financial Services	Brokerages	-	-	-	-	-	-	-	P	P	P	-	-	-	
Financial Services	Credit Unions	-	-	-	-	-	-	-	P	P	P	-	-	-	
Financial Services	Insurance offices	-	-	-	-	-	-	-	P	P	P	-	-	-	
Financial Services	Financial advisory services	-	-	-	-	-	-	-	P	P	P	-	-	-	
Financial Services	Specialty loan services	-	-	-	-	-	-	-	P	P	P	-	-	-	
Food And Beverage Services	Banquet/reception facility	-	-	-	-	-	-	-	C	C	C	-	-	-	
Food And Beverage Services	Brew-on Premises Store	-	-	-	-	-	-	-	P	P	P	-	-	-	
Food And Beverage Services	Brewery	-	-	-	-	-	-	-	C	C	C	C	C	-	
Food And Beverage Services	Craft Brewery (Commercial)	-	-	-	-	-	-	-	C	C	C	C	C	-	
Food And Beverage Services	Catering service	-	-	-	-	-	-	-	P	P	P	C	C	-	
Food And Beverage Services	Donut and pastry shops	-	-	-	-	-	-	-	P	P	P	-	-	-	
Food And Beverage Services	Mobile Food Units	T	-	-	-	-	-	-	T	T	T	T	T	-	See Section 9.18
Food And Beverage Services	Restaurants	-	-	-	-	-	-	-	P	P	P	-	-	-	
Food And Beverage Services	Roadside produce stands	T	T	-	-	-	-	-	T	T	T	T	T	T	
Food And Beverage Services	Sidewalk Café	-	-	-	-	-	-	-	P	P	P	-	-	-	
Food And Beverage Services	Tavern or bar	-	-	-	-	-	-	-	P	P	P	-	-	-	
Food And Beverage Services	Coffee houses, coffee shops	-	-	-	-	-	-	-	P	P	P	-	-	-	
Food And Beverage Services	Brew pub	-	-	-	-	-	-	-	P	P	P	-	-	-	
Food And Beverage Services	Micro-brewery (Commercial)	-	-	-	-	-	-	-	P	P	P	P	P	-	
Food And Beverage Services	Coffee kiosks	-	-	-	-	-	-	-	P	P	P	-	-	-	
General Commercial	Antiques and collectables shop	-	-	-	-	-	-	-	P	P	P	-	-	-	
General Commercial	Art galleries	-	-	-	-	-	-	-	P	P	P	-	-	-	
General Commercial	Artisan production shop	-	-	-	-	-	-	-	P	P	P	-	-	-	
General Commercial	Artist Studio	-	-	-	-	-	-	-	P	P	P	-	-	-	
General Commercial	Bridal sales & services	-	-	-	-	-	-	-	P	P	P	-	-	-	
General Commercial	Clothing & accessories	-	-	-	-	-	-	-	P	P	P	-	-	-	
General Commercial	Computer hardware/software sales	-	-	-	-	-	-	-	P	P	P	-	-	-	
General Commercial	Dance studios & schools	-	-	-	-	-	-	-	P	P	P	-	-	-	
General Commercial	Electronic/appliance sales & service	-	-	-	-	-	-	-	P	-	P	-	-	-	
General Commercial	Equipment sales/storage/rental	-	-	-	-	-	-	-	P	-	P	-	-	-	
General Commercial	Equipment repair services	-	-	-	-	-	-	-	P	P	P	-	-	-	
General Commercial	Fabric and sewing supply stores	-	-	-	-	-	-	-	P	P	P	-	-	-	
General Commercial	Farmer's Market	P	-	-	-	-	-	-	P	P	P	-	-	-	
General Commercial	Firearms and ammunition sales	-	-	-	-	-	-	-	C	C	C	C	C	-	
General Commercial	Florists	-	-	-	-	-	-	-	P	P	P	-	-	-	
General Commercial	Food store (specialty) including bakeries, meat lockers, butchers, delicatessen, not a full-service grocery	-	-	-	-	-	-	-	P	P	P	-	-	-	
General Commercial	Funeral homes and mortuaries, including crematoriums	-	-	-	-	-	-	-	P	C	P	P	P	P	
General Commercial	Garden center	-	-	-	-	-	-	-	P	P	P	-	-	-	
General Commercial	Gift store	-	-	-	-	-	-	-	P	P	P	-	-	-	
General Commercial	Grocery	-	-	-	-	-	-	-	P	P	P	-	-	-	
General Commercial	Hardware store	-	-	-	-	-	-	-	P	P	P	-	-	-	
General Commercial	Heating and cooling sales and services	-	-	-	-	-	-	-	P	P	P	-	-	-	

General Commercial	Lawn and garden equipment sales and service	-	-	-	-	-	-	-	P	P	P	P	P	P	P	
General Commercial	Photographic equipment & supplies	-	-	-	-	-	-	-	P	P	P	-	-	-	-	
General Commercial	Pottery store	-	-	-	-	-	-	-	P	P	P	-	-	-	-	
General Commercial	Religious book, card and articles stores	-	-	-	-	-	-	-	P	P	P	-	-	-	-	
General Commercial	Secondhand store, thrift or consignment store	-	-	-	-	-	-	-	P	P	P	-	-	-	-	
General Commercial	Self-services laundry and Laundromat	-	-	-	-	-	-	-	P	C	P	-	-	-	-	
General Commercial	Tanning Studio	-	-	-	-	-	-	-	P	P	P	-	-	-	-	
General Commercial	Taxidermy Services	-	-	-	-	-	-	-	P	C	P	-	-	-	-	
Special Commercial	Billiard halls	-	-	-	-	-	-	-	P	P	P	-	-	-	-	
Special Commercial	Commercial greenhouses	-	-	-	-	-	-	-	P	-	P	P	P	-	-	
Special Commercial	Business Center	-	-	-	-	-	-	-	P	P	P	-	-	-	-	
Special Commercial	Concrete and cinder block sales	-	-	-	-	-	-	-	P	-	P	P	P	P	-	
Special Commercial	Convenience store	-	-	-	-	-	-	-	P	P	P	-	-	-	-	
Special Commercial	Fireworks stands	-	-	-	-	-	-	-	P	-	P	P	P	-	-	
Special Commercial	Gasoline filling stations, including Self-Service	-	-	-	-	C	-	-	C	-	C	-	-	-	-	
Special Commercial	Liquor stores/sales	-	-	-	-	-	-	-	P	P	P	-	-	-	-	
Special Commercial	Monument sales	-	-	-	-	-	-	-	P	P	P	-	-	-	-	
Special Commercial	Motels and hotels	-	-	-	-	-	-	-	P	P	P	-	-	-	-	
Special Commercial	Nurseries, retail sales	-	-	-	-	-	-	-	P	C	P	-	-	-	-	
Special Commercial	Piercing Studio	-	-	-	-	-	-	-	P	P	P	-	-	-	-	
Special Commercial	Tattoo Parlor	-	-	-	-	-	-	-	P	P	P	-	-	-	-	
Medical Uses	Acupuncture offices	-	-	-	-	-	-	-	P	P	P	-	-	-	-	
Medical Uses	Chiropractor offices	-	-	-	-	-	-	-	P	P	P	-	-	-	-	
Medical Uses	Dental offices incl. orthodontics	-	-	-	-	-	-	-	P	P	P	-	-	-	-	
Medical Uses	Massage therapy	-	-	-	-	-	-	-	P	P	P	-	-	-	-	
Medical Uses	Medical offices	-	-	-	-	-	-	-	P	P	P	-	-	-	-	
Medical Uses	Optical sales & services	-	-	-	-	-	-	-	P	P	P	-	-	-	-	
Medical Uses	Laser Treatment	-	-	-	-	-	-	-	P	P	P	-	-	-	-	
Medical Uses	Rehabilitation facilities including out-patient services	-	-	-	-	-	-	-	P	P	P	-	-	-	-	
Office Uses	Accountant and investment counseling	-	-	-	-	-	-	-	P	P	P	-	-	-	-	
Office Uses	Business offices	-	-	-	-	-	-	-	P	P	P	-	-	-	-	
Office Uses	Consultant offices	-	-	-	-	-	-	-	P	P	P	-	-	-	-	
Office Uses	Lawyer/Attorney offices	-	-	-	-	-	-	-	P	P	P	-	-	-	-	
Office Uses	Photographic studios	-	-	-	-	-	-	-	P	P	P	-	-	-	-	
Office Uses	Real Estate offices	-	-	-	-	-	-	-	P	P	P	-	-	-	-	
Office Uses	Utility and telephone company offices	-	-	-	-	-	-	-	P	P	P	-	-	-	P	
Recreational Commercial	Bowling alley	-	-	-	-	-	-	-	P	P	P	-	-	-	-	
Recreational Commercial	Golf courses, public & private	P	P	P	P	P	-	-	-	-	P	-	-	-	-	*1
Recreational Commercial	Golf driving ranges	P	P	P	P	P	-	-	-	-	P	-	-	-	-	*1
Recreational Commercial	Miniature golf courses	-	-	-	-	-	-	-	P	-	P	-	-	-	-	
Recreational Commercial	Recreational facility, indoor	-	-	-	-	-	-	-	P	C	P	-	-	-	-	
Recreational Commercial	Recreational facility, outdoor	-	-	-	-	-	-	-	C	-	C	C	C	C	-	
Recreational Commercial	Recreational vehicle (RV) Park	-	-	-	-	-	-	-	-	-	C	-	-	-	-	
Recreational Commercial	Amusement arcade	-	-	-	-	-	-	-	P	P	P	-	-	-	-	
Auto Services/ Commercial	Auto body repair	-	-	-	-	-	-	-	P	C	P	-	-	-	-	See Section 9.12
Auto Services/ Commercial	Automotive/machinery repair shop	-	-	-	-	-	-	-	P	C	P	-	-	-	-	See Section 9.12
Auto Services/ Commercial	Automobile/truck sales, rental & leasing	-	-	-	-	-	-	-	P	C	P	-	-	-	-	See Section 9.12
Auto Services/ Commercial	Automobile/truck washes, self-services or automatic	-	-	-	-	-	-	-	-	-	P	-	-	-	-	See Section 9.12

Auto Services/ Commercial	Motorhome dealers	-	-	-	-	-	-	-	P	-	P	-	-	-	See Section 9.13
Auto Services/ Commercial	Motorcycle dealers, incl. moped and scooters	-	-	-	-	-	-	-	P	-	P	-	-	-	See Section 9.13
Auto Services/ Commercial	Muffler sales & services	-	-	-	-	-	-	-	P	-	P	-	-	-	See Section 9.12
Auto Services/ Commercial	Recreational vehicle sales & rentals	-	-	-	-	-	-	-	P	-	P	-	-	-	See Section 9.13
Auto Services/ Commercial	Transmission repair shops	-	-	-	-	-	-	-	P	-	P	-	-	-	See Section 9.12
Auto Services/ Commercial	Travel trailer dealers	-	-	-	-	-	-	-	P	-	P	-	-	-	See Section 9.13
Auto Services/ Commercial	Vehicle Storage incl. trailers, RV, & boat storage	-	-	-	-	-	-	-	-	-	C	-	-	-	
Warehousing & Storage	Mini-warehouses & self-service storage	-	-	-	-	-	-	-	-	-	C	-	-	-	See Section 9.11
Warehousing & Storage	Motor Freight Terminals	-	-	-	-	-	-	-	-	-	C	-	-	C	
Warehousing & Storage	Outdoor Storage	-	-	-	-	-	-	-	-	-	C	P	P	-	
Warehousing & Storage	Portable On-demand storage facilities	-	T	T	T	T	T	T	T	T	T	T	T	T	*1
Warehousing & Storage	Warehouse and distribution	-	-	-	-	-	-	-	-	-	C	C	C	P	
Warehousing & Storage	Warehousing (enclosed)	-	-	-	-	-	-	-	-	-	C	C	C	P	
Contractors, Contractor Yards, Storage & Supply	Carpenters	-	-	-	-	-	-	-	P	C	P	-	-	-	
Contractors, Contractor Yards, Storage & Supply	Construction batch plants	-	-	-	-	-	-	-	-	-	C	C	C	P	
Contractors, Contractor Yards, Storage & Supply	Construction yards incl. offices & equipment storage yards excl. heavy machinery	-	-	-	-	-	-	-	P	C	P	C	P	-	
Contractors, Contractor Yards, Storage & Supply	Electricians	-	-	-	-	-	-	-	P	P	P	-	-	-	
Contractors, Contractor Yards, Storage & Supply	Heating & ventilating contractors	-	-	-	-	-	-	-	P	P	P	-	-	-	
Contractors, Contractor Yards, Storage & Supply	Masons & bricklayers	-	-	-	-	-	-	-	P	P	P	-	-	-	
Contractors, Contractor Yards, Storage & Supply	Plumbers	-	-	-	-	-	-	-	P	P	P	-	-	-	
Contractors, Contractor Yards, Storage & Supply	Trade shops (incl. cabinet makers)	-	-	-	-	-	-	-	P	P	P	-	-	-	
Contractors, Contractor Yards, Storage & Supply	Manufactured housing fabrication	-	-	-	-	-	-	-	-	-	C	P	P	-	
Contractors, Contractor Yards, Storage & Supply	Prefabricated buildings & components manufacturing	-	-	-	-	-	-	-	-	-	C	P	P	-	
Waste Handling	Recycling Center	-	-	-	-	-	-	-	-	-	C	C	C	-	
General Manufacturing (High Hazard)	Grain Elevator and Storage Facilities	-	-	-	-	-	-	-	-	-	C	-	-	-	
Accessory Uses	Fuel storage	C	-	-	-	-	-	-	-	-	C	-	-	-	
Accessory Uses	Fuel tanks and dispensing equipment	C	-	-	-	-	C	-	-	-	C	-	-	-	
Accessory Uses	Heliports and Landing Strips	C	-	-	-	-	-	-	-	-	C	C	C	C	See Section 9.24
Accessory Uses	Portable on-demand storage containers	T	T	T	T	T	T	T	T	T	T	T	T	T	
Accessory Uses	Swimming pools	P	P	P	P	P	P	P	-	-	P	-	-	-	*1
Accessory Uses	Tennis courts	P	P	P	P	P	P	P	-	-	-	-	-	-	
Accessory Uses	Solar energy systems for use on individual properties or buildings	C	C	C	C	C	C	C	C	C	C	C	C	C	See Section 9.10
Accessory Uses	Wind Energy Conversion System	C	C	C	C	C	C	C	C	C	C	C	C	C	See Section 9.06