

# WHISPERING RIDGE CENTER

39,160 SF | \$15.00 / SF

LOT 2, WHISPERING RIDGE, OMAHA, NE 68116



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**BRIAN KUEHL**

402.778.7537

[bkuehl@investorsomaha.com](mailto:bkuehl@investorsomaha.com)



**BRIAN FARRELL**

402.778.7531

[bfarrell@investorsomaha.com](mailto:bfarrell@investorsomaha.com)







## LOT 2, WHISPERING RIDGE

### EXECUTIVE SUMMARY

#### OFFERING SUMMARY

|                    |                     |
|--------------------|---------------------|
| <b>SALE PRICE:</b> | <b>\$15.00 / SF</b> |
| Lot Size AC:       | 0.9 Acres           |
| Lot Size SF:       | 39,160 SF           |
| Price / ACRE:      | \$653,400           |
| Price / SF:        | \$15.00             |
| Zoning:            | MU                  |

#### PROPERTY OVERVIEW

Lot is located on main entrance to entire Target anchored shopping center

#### PROPERTY HIGHLIGHTS

- Last remaining outlot at Whispering Ridge, a Target anchored retail shopping center
- Outstanding retail opportunity in a Target anchored shopping center
- Access via traffic light controlled intersection on West Maple Rd
- Visibility to east/west traffic on Maple Rd as well as immediate visibility to all patrons entering shopping center
- Area contains some of the highest average household incomes in Omaha

#### DEMOGRAPHICS

| POPULATION        | 1 MILE    | 5 MILES   | 10 MILES  |
|-------------------|-----------|-----------|-----------|
| Total Population  | 3,249     | 112,730   | 353,055   |
| Average Age       | 29.3      | 35.4      | 35.5      |
| HOUSEHOLDS        |           |           |           |
| Total Households  | 1,086     | 40,169    | 135,886   |
| People Per HH     | 3.0       | 2.8       | 2.6       |
| Average HH Income | \$104,369 | \$112,533 | \$90,484  |
| Average HH Value  | \$245,923 | \$258,511 | \$216,098 |

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**LOT 2, WHISPERING RIDGE**  
CONCEPTUAL SITE PLAN

NORTH 171ST STREET AND WEST MAPLE ROAD | OMAHA, NEBRASKA

**OLSSON**  
ASSOCIATES



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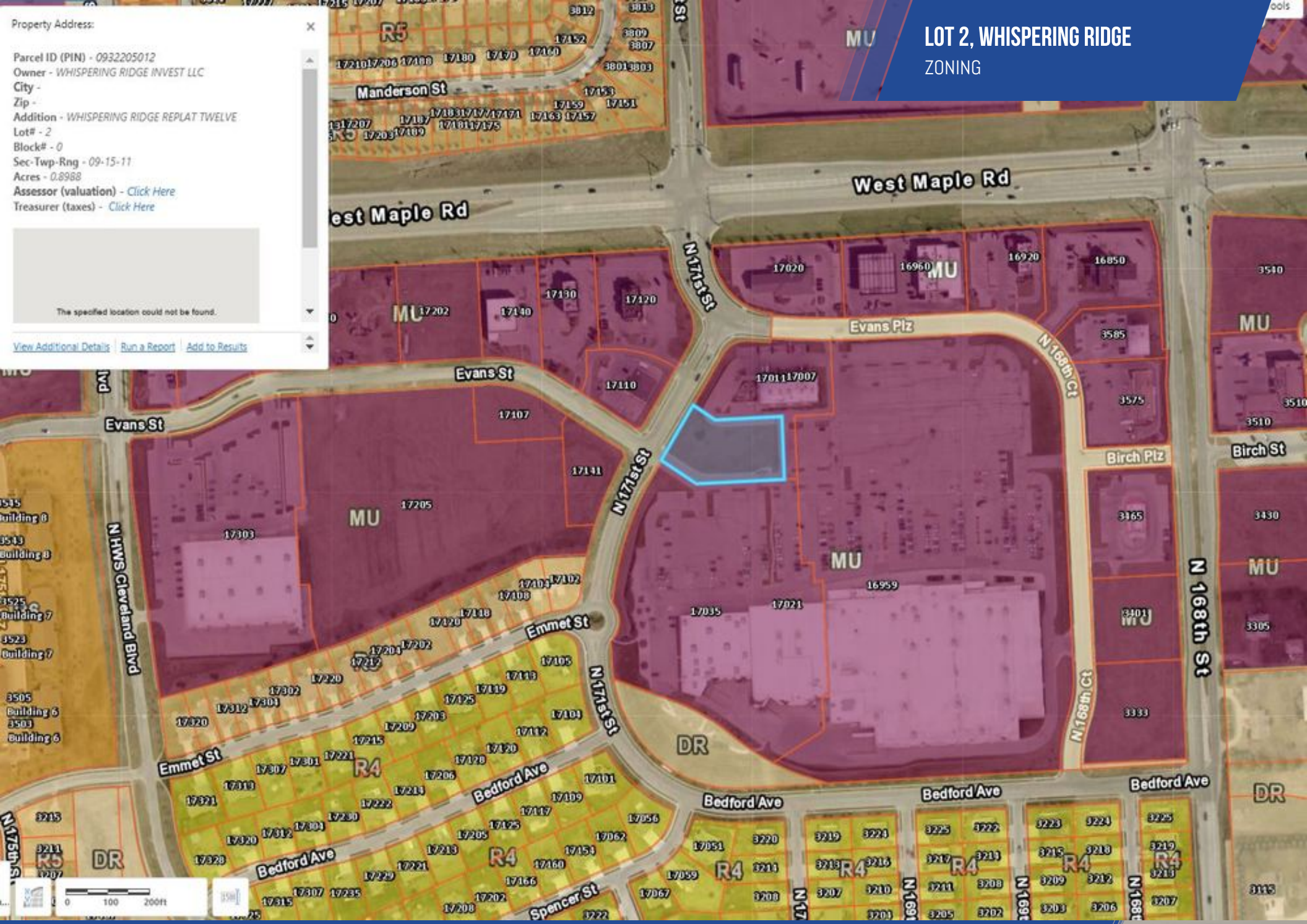
LOT 2, WHISPERING RIDGE  
ZONING

Property Address: X

Parcel ID (PIN) - 0932205012  
Owner - WHISPERING RIDGE INVEST LLC  
City -  
Zip -  
Addition - WHISPERING RIDGE REPLAT TWELVE  
Lot# - 2  
Block# - 0  
Sec-Twp-Rng - 09-15-11  
Acres - 0.8988  
Assessor (valuation) - [Click Here](#)  
Treasurer (taxes) - [Click Here](#)

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LOT 2, WHISPERING RIDGE  
RETAILER MAP



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## LOT 2, WHISPERING RIDGE LOCATION MAP



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