

NEC SORENSEN PKWY & WENNINGHOFF RD

\$1,300,000 | 25.83 ACRES | \$50,329/AC

NEC SORENSEN & WENNINGHOFF, OMAHA, NE 68122

25.83 AC
Available

**INVESTORS
REALTY INC.**

WWW.INVESTORSOMAHA.COM



SPENCER GOLDENBERG

402.769.7567

sgoldenberg@investorsomaha.com

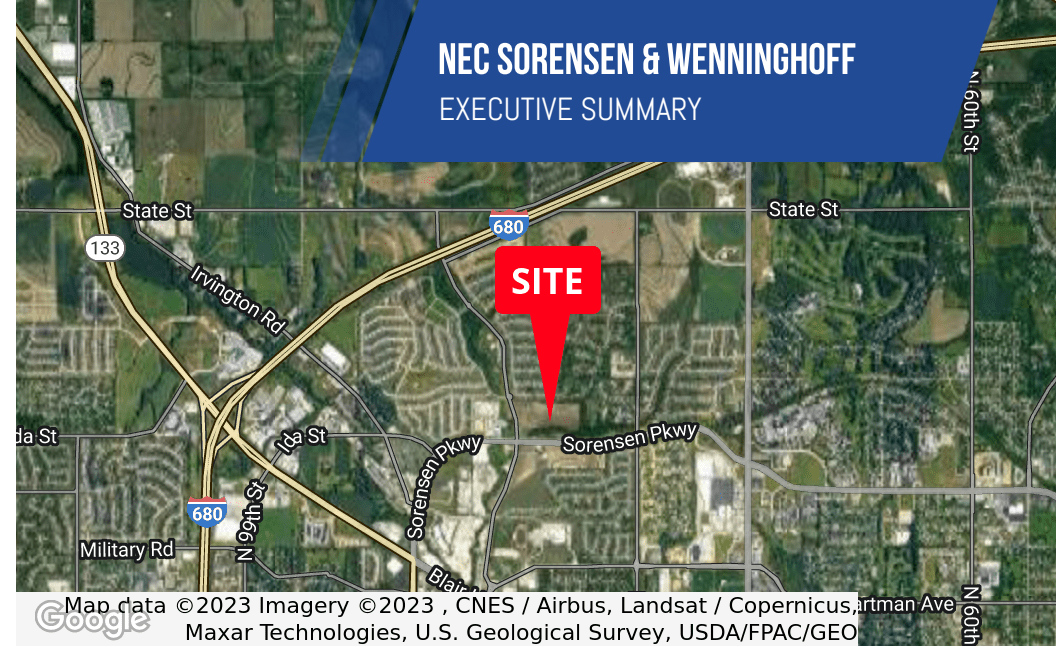


JOHN HEINE, JD, CCIM

402.778.7548

jheine@investorsomaha.com





OFFERING SUMMARY

SALE PRICE:	\$1,300,000
Lot Size AC:	25.83 Acres
Lot Size SF:	1,125,154.8 SF
Price / ACRE:	\$50,329
Price / SF	\$1.24
Zoning:	R-4
County	Douglas
Location	NEC Sorensen & Wenninghoff

LOCATION OVERVIEW

The property is located on the hard corner of Sorenson Pkwy and Wenninghoff Rd. This intersection sees 17,700 cars per day (according to MAPA's Traffic Data Portal). The site is in Northcentral Omaha.

PERMITTED USES

- Residential (Single Family, Small Group (Disabled Living), Civic (Day Care, Utility Services, Primary Education)
- Conditional Uses: Residential (Single Family Attached), Civic (Administrative Services, College & University Facilities, Cultural Services, Religious Assembly, Safety Services, Secondary Education)
- Special Permit Uses: Residential (Townhouse, Assisted Living), Civic (Cemetery, Daycare, Emergency, Recreational & Social Clubs), Miscellaneous (Broadcast Tower, Wind Energy Conservation)

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,914	58,036	163,545
Total Households	2,264	23,323	67,631
Average HH Income	\$71,673	\$57,082	\$61,213

SPENCER GOLDENBERG

402.769.7567 | sgoldenberg@investorsomaha.com

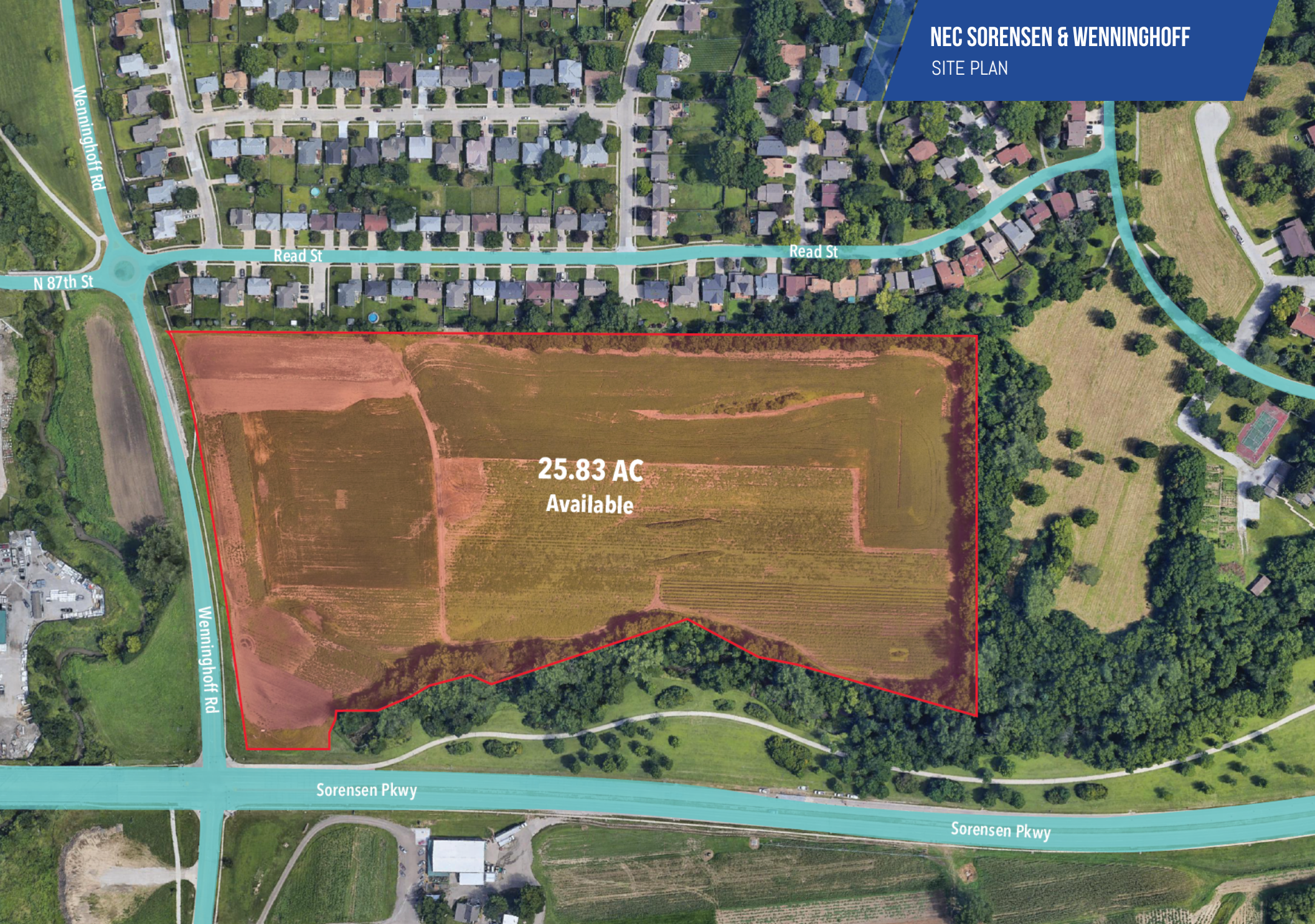
JOHN HEINE, JD, CCIM

402.778.7548 | jheine@investorsomaha.com

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



NEC SORENSEN & WENNINGHOFF
SITE PLAN



SPENCER GOLDENBERG

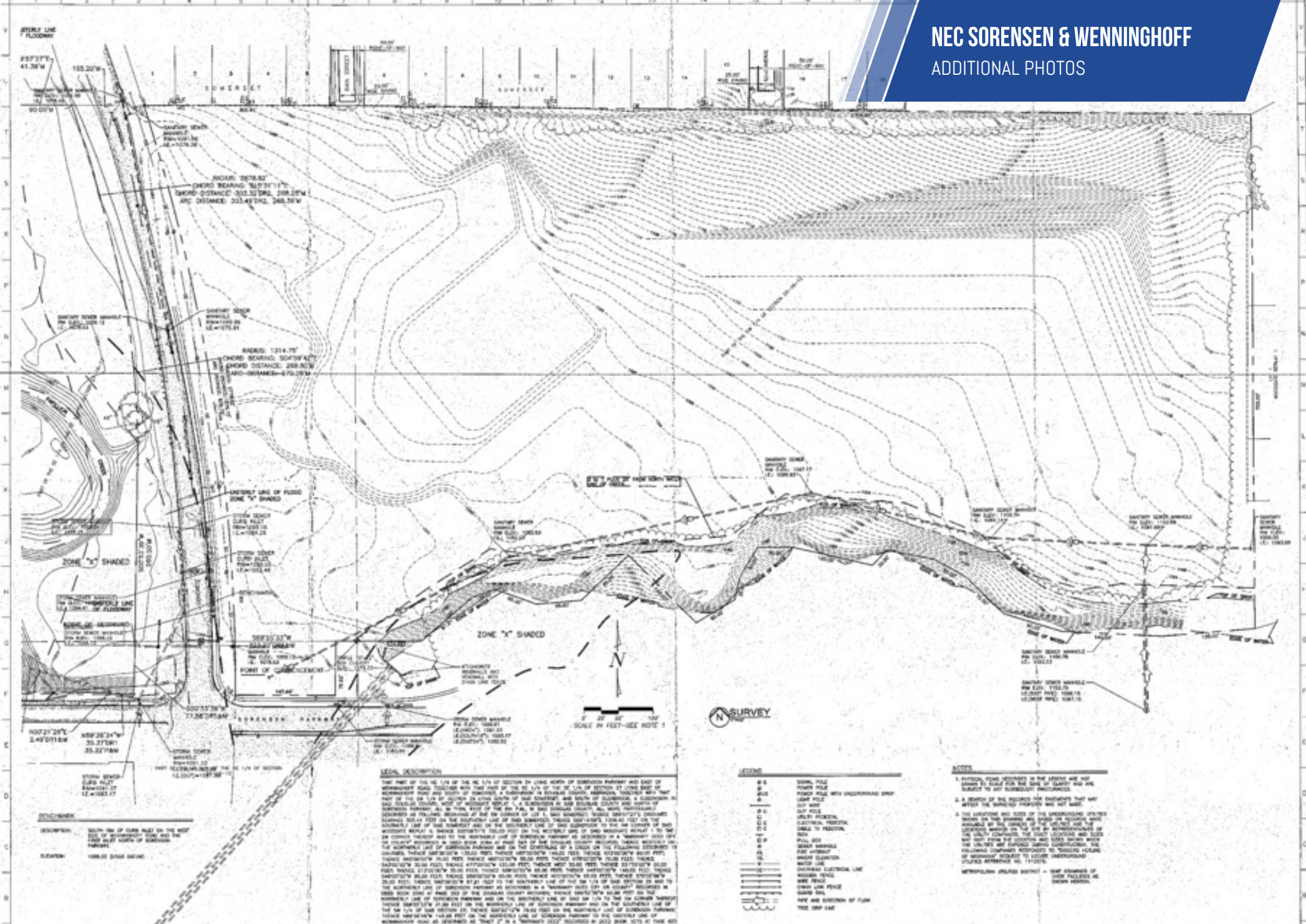
402.769.7567 | sgoldenberg@investorsomaha.com

JOHN HEINE, JD, CCIM

402.778.7548 | jheine@investorsomaha.com

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





NEC SORENSEN & WENNINGHOFF
EXTENDED AERIAL



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

SPENCER GOLDENBERG

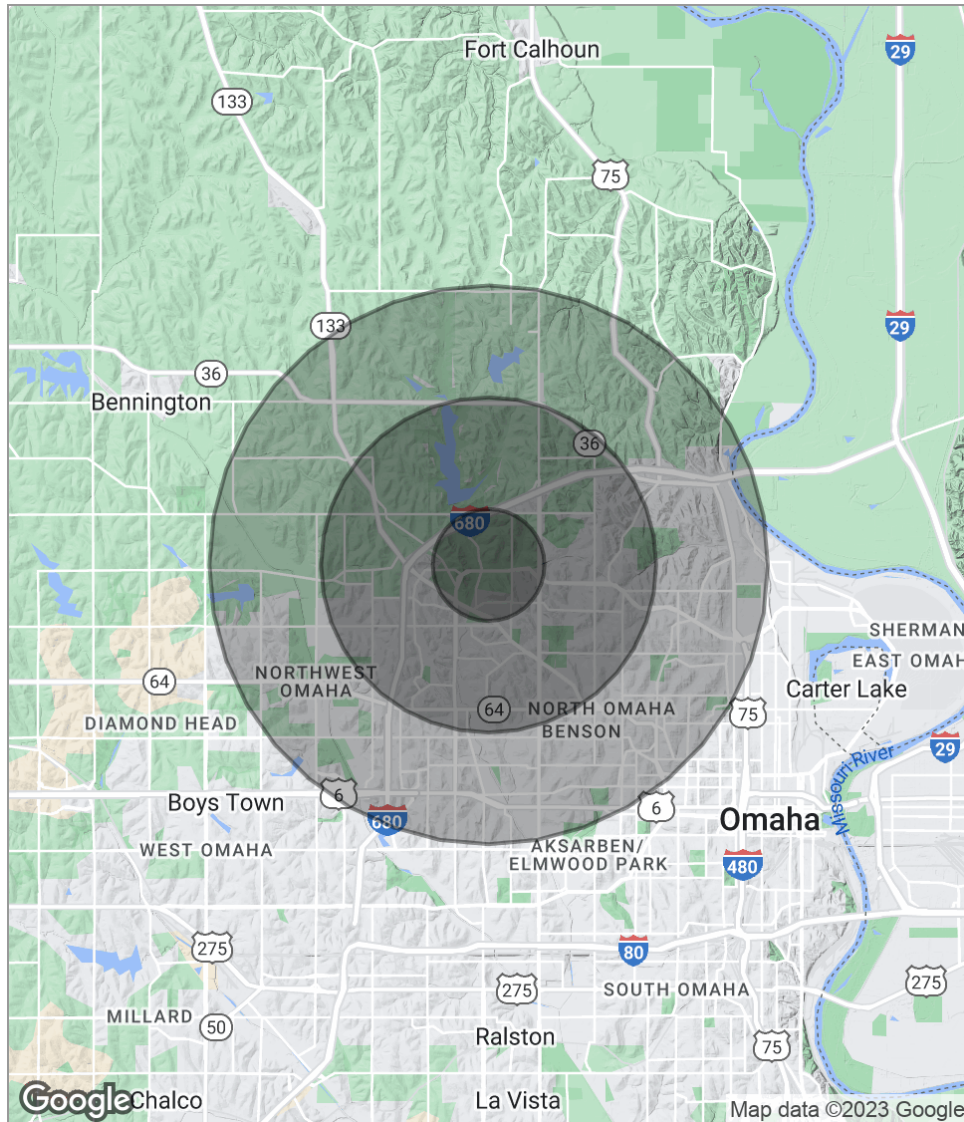
402.769.7567 | sgoldenberg@investorsomaha.com

JOHN HEINE, JD, CCIM

402.778.7548 | jheine@investorsomaha.com

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





POPULATION

	1 MILE	3 MILES	5 MILES
Total population	5,914	58,036	163,545
Median age	33.0	35.0	34.3
Median age (Male)	32.0	33.4	32.8
Median age (Female)	34.2	36.1	35.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,264	23,323	67,631
# of persons per HH	2.6	2.5	2.4
Average HH income	\$71,673	\$57,082	\$61,213
Average house value	\$130,545	\$129,373	\$128,908

** Demographic data derived from 2020 ACS - US Census*