

# COMMERCIAL LAND FOR SALE

## 18512 Capehart Road Gretna, NE 68028

### Property Highlights

- \$1,621,521 Total Sale Price
- \$2.50 / PSF
- 14.89 AC
- 648,608 SF
- Gretna, NE School District
- Adjoins Interstate I-80
- Located @ Newly Approved Intestate Intersection at 192nd & Capehart Rd
- Highly Visible from I-80: Your Signage Visibility Along I-80



### Offering Summary

Acres / SF:	14.89 AC
	648,608 SF
Sale Price	\$1,621,521
	\$2.50 / PSF
Zoning	AG Farming District*
	SARPY COUNTY JURISDICTION
Traffic Count	40,360 (Interstate 80)

Listed By:

**Michael J. Blackmon**

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PROPERTY DETAILS

For Sale: \$1,621,521

18512 Capehart Rd

Omaha, NE 68028

Property Details

Property Type	Commercial Land or AG
Zoning	Current: AG - Agricultural Farming District (Sarpy County)
Zoning Overlay	Current: HWY Corridor District (Sarpy County)
Zoning—Future Land Use	Guide to Change Zoning. Current proposed Zoning Changes:  GC: General Commercial (Sarpy County) (See Pages 93-95 and Appendix - A "Zoning Relationship to the Future Land Use Plan"  BG: General Business District (Sarpy County)  BGH: Heavy General Business District (Sarpy County)
Zoning - Growth Management Zone	Urban Reserve Zone– The Growth Management Zone of the Urban Reserve Zone Requires a Build – Through Overlay Outlot (See Pages 82-85)
Lot Size	14.89 AC 648,608 SF
Traffic Count	40,360 (Interstate 80)
Cross Streets	Capehart Road @ 192nd St, Gretna

Location Information

Building Name	Capehart Rd– 15 Acres
Street Address	18512 Capehart Rd
City, State, Zip	Gretna, NE 68028
County/Township	Sarpy County, Lying in the SE 1/4 Sec 5, Township 13, Range 11

Building Information

Dwelling (Rented MTM)	1 1/2 Story, 1,263 SF, On Slab, Built in 1896
Utility Building	32 X 16 X 6: 512 SF
Utility Shed	160 SF
Storage Bin	NOT INCLUDED. Owners Will Remove

Utilities & Amenities

Electric	120/220 3-Phase Avaialable at Capehart Rd
Sewer	Private Septic System– Large Tank With Newer Laterals
Water	Private Well– Good Well, with Submersible Pump

Demographics

Proximity:	2 Mile	5 Miles	10 Miles
Total Population:	2,426	38,386	228,381
Households	859	13,801	85,766
HH Income	\$123,286	\$125,665	\$113,086

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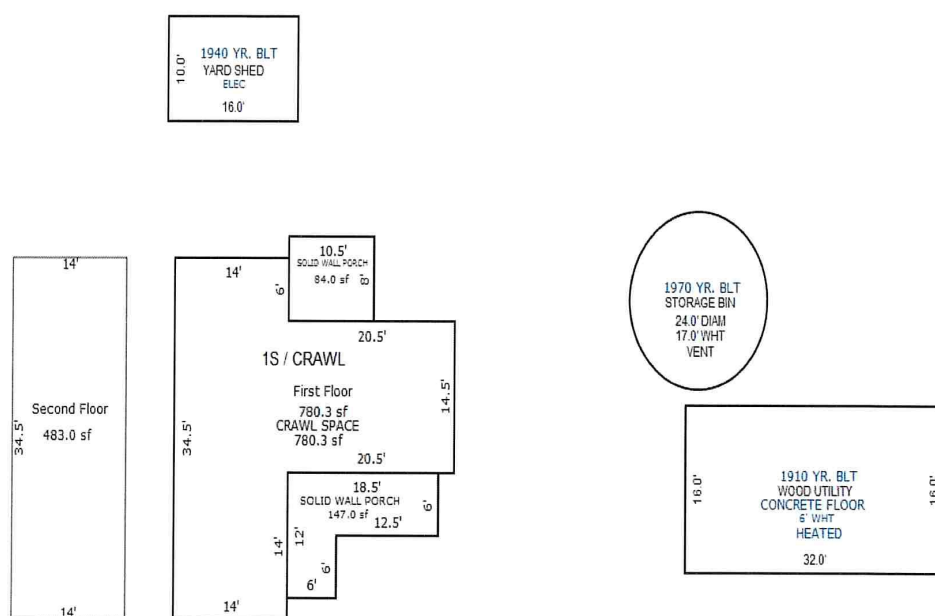
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Sketch by Apex Sketch

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# BUILDING AERIAL

## For Sale: \$1,621,521

18512 Capehart Rd  
Omaha, NE 68028

2/18/22, 2:18 PM

Zoning Lookup



Zoning Lookup



<https://www.arcgis.com/apps/webappviewer/index.html?id=956457021c7345b1b035215c99d766e8>

1/1

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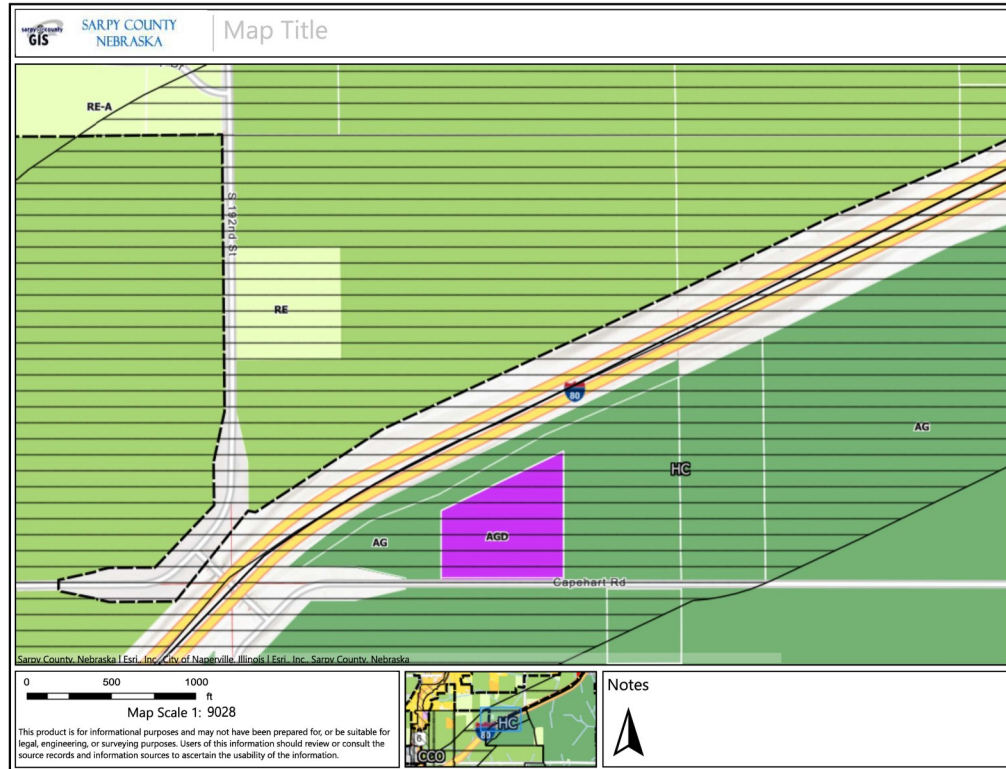
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# ZONING

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## 18512 Capehart Rd

### Omaha, NE 68028



Below is an outline of the regulations that apply to this property as it is in the Sarpy zoning jurisdiction for now. I added hyperlinks to each regulation which are accessible here as well on our website. In red text is a little context regarding how the regulations apply.

Zoning: applies to the property today

- AG - Agricultural Farming District (Sarpy) ~ 100.0%

Zoning Overlay: applies to the property today and applies building standards on commercial and industrial structures along highway corridors

- Highway Corridor District (Sarpy) ~ 100.0%

Future Land Use: If the owner were to rezone the property the Future Land Use is a guide to what the zoning can be changed to. In this case BG or BGH are the zoning districts for this property (see links)

- GC - General Commercial (Sarpy) ~ 100.0% (see page 93-95 and Appendix A "Zoning Relationship to the Future Land Use Plan")

— BG - General Business District

— BGH - Heavy General Business District

Growth Management Zone: The growth management zone of Urban Reserve Zone requires a build-through overlay outlot

- Urban Reserve Zone (Sarpy) ~ 100.0% (See page 82-85)

-Build-through overlay

**Zoning Link:** <https://www.sarpy.gov/DocumentCenter/View/219/06-2020-Complete-Zoning-Regulations-PDF>

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# 192nd St & I-80 Interchange

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### FOLLOW THE INTERCHANGE STAGES VIA THIS LINK:

<https://www.connectsarpy.com/updates/i80pel>

### AND ENVIRONMENTAL LINKAGES STUDY

#### DATE

July 9, 2020

#### CATEGORY

Transportation

#### GEOGRAPHY

MPO, Sarpy

### SARPY COUNTY I-80 PLANNING AND ENVIRONMENTAL LINKAGES STUDY

The Omaha-Council Bluffs Metropolitan Area Planning Agency (MAPA), in coordination with Sarpy County and the Cities of Gretna and Papillion, is developing the Sarpy County I-80 Planning and Environmental Linkages (PEL) Study. The planning process began during summer 2020 and will continue through 2022.

The map below shows the area considered by this study. The Environmental Review Area includes all of western Sarpy County and was used to collect relevant social, economic, and environmental data. The Alternatives Study Area has been centered along I-80 from just west of Pflug Road to just east of the N-370 interchange. The Alternatives Study Area also includes a small buffer both north and south of I-80 to encompass any necessary roadway connections.

### BACKGROUND

The concept of a PEL study is to bring together the planning efforts conducted up to and during this stage and to integrate them into the environmental documentation process, or NEPA, and to help make that transition as smooth as possible. NEPA is a strict process law and requires certain protocols to be followed during project development, alternatives screening, and evaluation of impacts. A PEL study offers a little more flexibility in the planning process, yet still requires enough detail to be gathered and considered.

The results of the PEL can inform, direct, and assist the NEPA process and decision makers when it comes to pursuing specific projects identified during the PEL process. The PEL process is particularly useful when the number and/or types of projects are unknown, the costs or potential resources are unknown, and the funding sources or impacts are unknown. The PEL process can help identify these unknowns, direct decision makers to the appropriate NEPA document, and begin to lay the framework for avoiding impacts and identifying funding sources.

### Completed Items

Public Input Period #1

Public Input Period #2

### CONTACT US

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MAPA Transportation Planner  
402-444-6866 x3231  
jboerner@mapacorg.org.

Follow the project on social media and use our #i80PEL hashtag.

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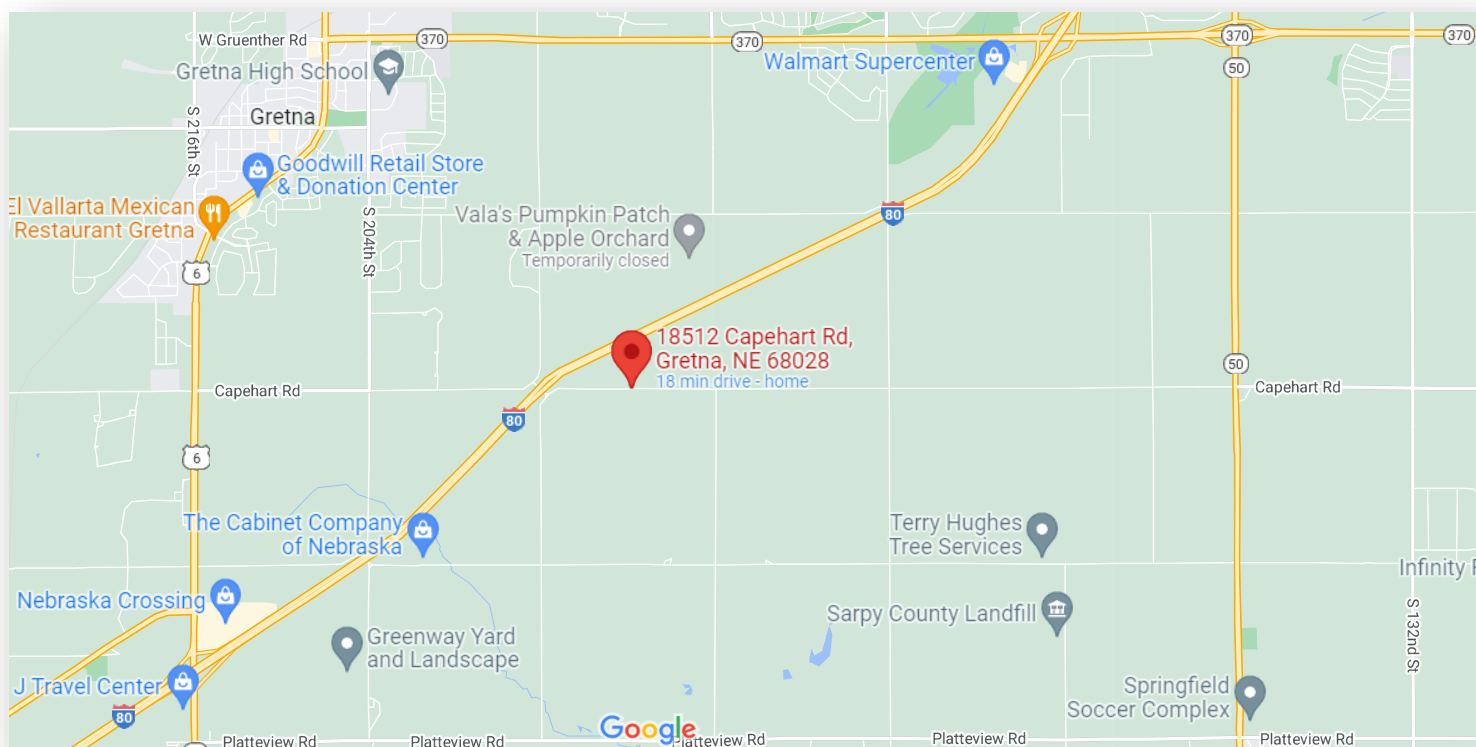


# MAP AERIAL

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LAND AERIAL  
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