



FOR SALE

# WEST HAMPTON PARK

192nd - 204th & Blondo Parkway / Omaha, NE



## 7.95 - 9.39 Acres of Land

Be a part of Edward Rose's new development. Two large commercial land parcels that can be subdivided to varying lot sizes between 192nd and 204th Street and Blondo Parkway. Parcels are zoned commercial.

### PARCEL A

- Sale Price \$1,974,500
- Price Per Acre \$210,277
- Gross Acres 9.39

### PARCEL C

- Sale Price \$2,078,000
- Price Per Acre \$261,384
- Gross Acres 7.95

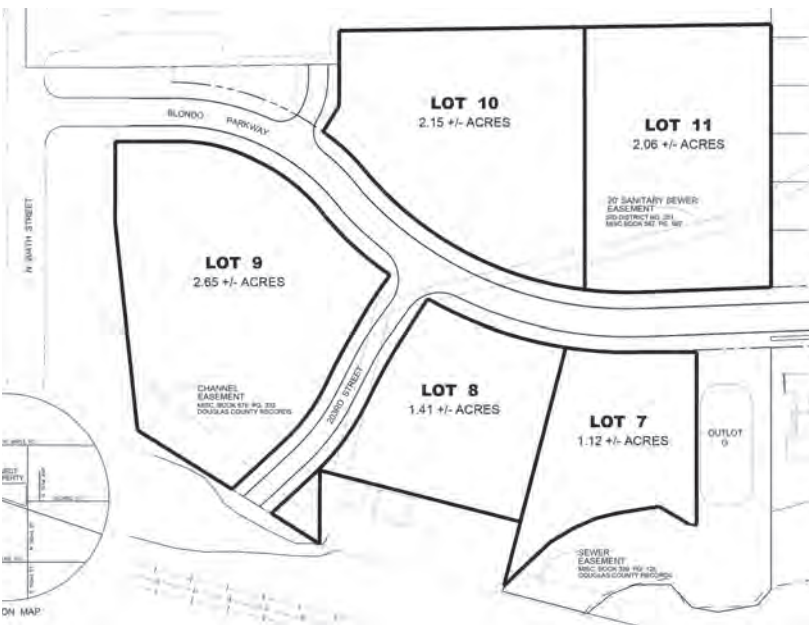
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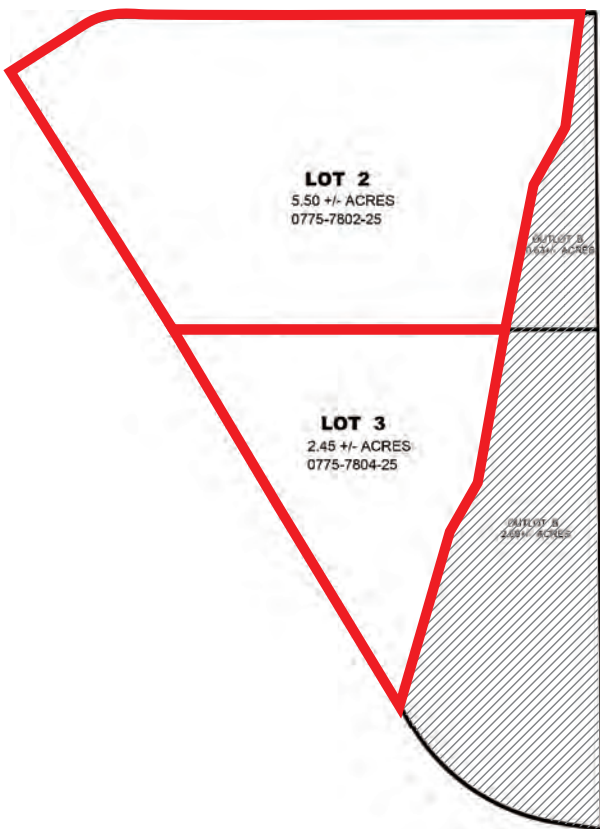
**Summary (Parcel A)**

Sale Price	\$1,974,500
Price Per Acre	\$210,277
Price Per SF	\$4.00 - \$6.00
Gross Acres	9.39
Gross SF	409,028
Zoning	CC
Lot Dimensions	Irregular
Improvements	No
Utilities	Lot Line
Flood Plain	Partial

\*Land is designated CC and is unplatted

**Lot Availability**

Lot	Acres	Price
7	1.12	\$195,000
8	1.41	\$276,500
9	2.65	\$692,500
10	2.15	\$421,500
11	2.06	\$389,000



**Summary (Parcel C)**

Sale Price	\$2,078,000
Price Per Acre	\$261,384
Price Per SF	\$6.00
Gross Acres	7.95
Gross SF	346,302
Zoning	CC
Lot Dimensions	Irregular
Improvements	No
Utilities	Lot Line
Flood Plain	Partial

**Lot Availability**

Lot	Acres	Price
2	5.50	\$1,437,500
3	2.45	\$640,500