

Giles Road (Completed Early 2024)

Land For Sale - Windsor West Triangle SWC, 180th & Giles Road

Gretna, NE 68136

Highly visible 3.31 acre commercial lot
with strong demographics. Currently zoned
General Commercial.

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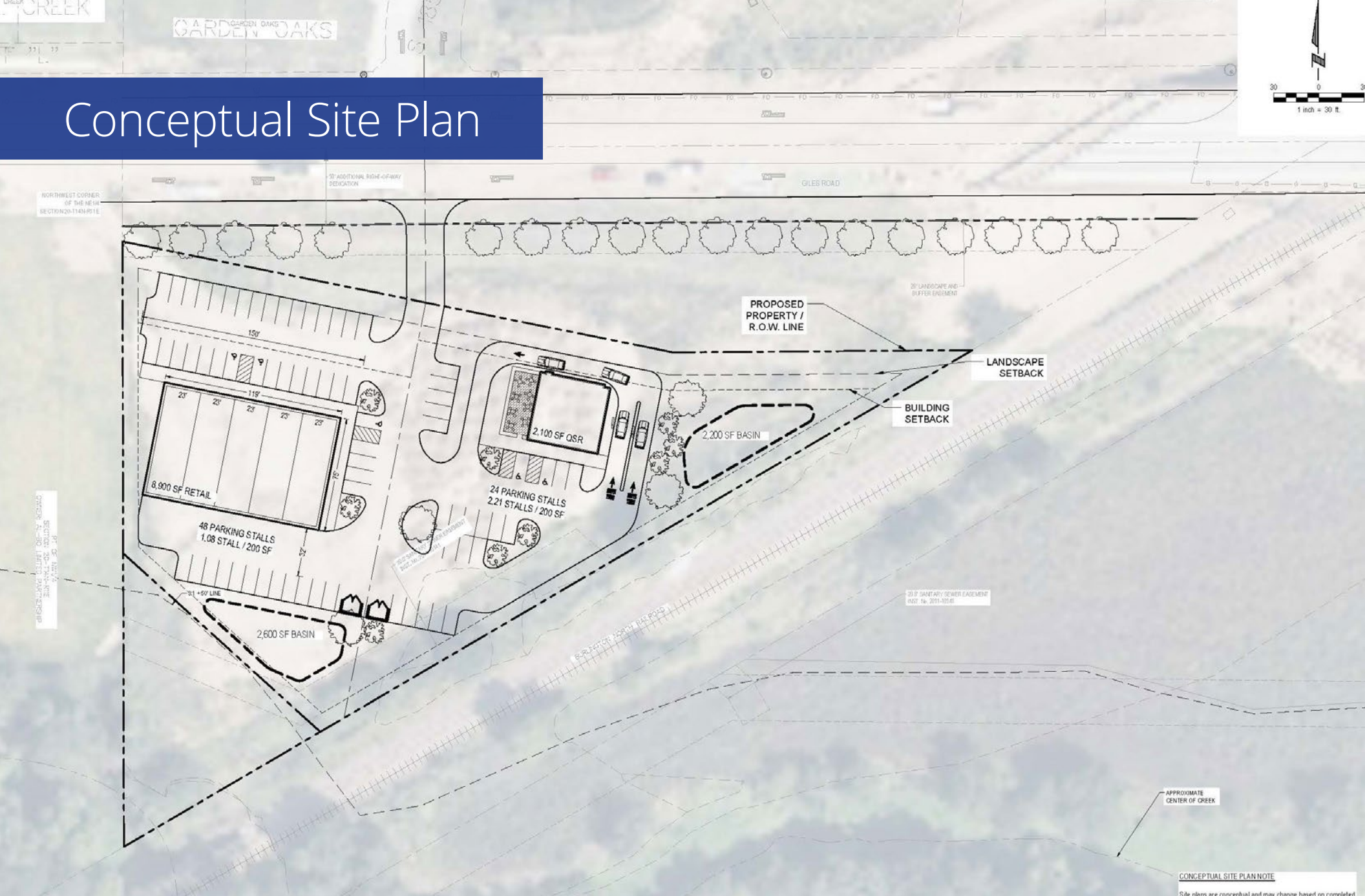


Property Specifics

This 3-acre general commercial plot, located just west of 180th & Giles Road in Gretna, offers an exceptional opportunity for development. Surrounded by new housing, multiple new schools, and modern infrastructure, this site is ideal for retail, office, or

mixed-used projects. The thriving community and strategic location make this property a valuable investment for businesses looking to capitalize on the area's continued growth.

Conceptual Site Plan



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Land For Sale

Windsor West Triangle Land | SWC, 180th & Giles Road, Gretna, NE 68136

Type of Listing	Land for Sale
Price	\$1,056,243
County	Sarpy
Acres	3.31 acres
Zoning	General Commercial
Street Frontage	750' along Giles
Easements	Sanitary Sewer Easement in SWC
Curb Cuts	One
Real Estate Taxes	\$163.78 (2023)
Intersection	185th Ave & Giles Road
Submarket	Southwest Omaha

Demographics	1 Mile	3 Mile	5 Mile
Population (2024)	8,127	65,742	125,146
Households (2024)	2,754	23,308	46,417
Average Income (2024)	\$148,435	\$163,577	\$160,206

Contact us:

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