

IDA & REICHMUTH RD, VALLEY, NE 68064

\$2.85 - \$4.95 / SF

FALCON BUSINESS PARK

LOT 2
2.170 AC
94,506 SF
\$4.95/SF

LOT 1
13.941 AC
607,286 SF
\$3.00/SF

LOT 3
1.514 AC
65,970 SF
\$4.00/SF

LOT 5
2.187 AC
95,262 SF
\$4.95/SF

LOT 4
1.659 AC
72,255 SF
\$4.00/SF

LOT 6
3.378 AC
147,163 SF
\$4.00/SF

LOT 7
1.285 AC
55,962 SF
\$4.00/SF

LOT 9
14.661 AC
638,637 SF
\$2.85/SF

LOT 8
2.376 AC
103,481 SF
\$4.00/SF

LOT 10
7.655 AC
333,465 SF
\$2.85/SF



SALE BROCHURE

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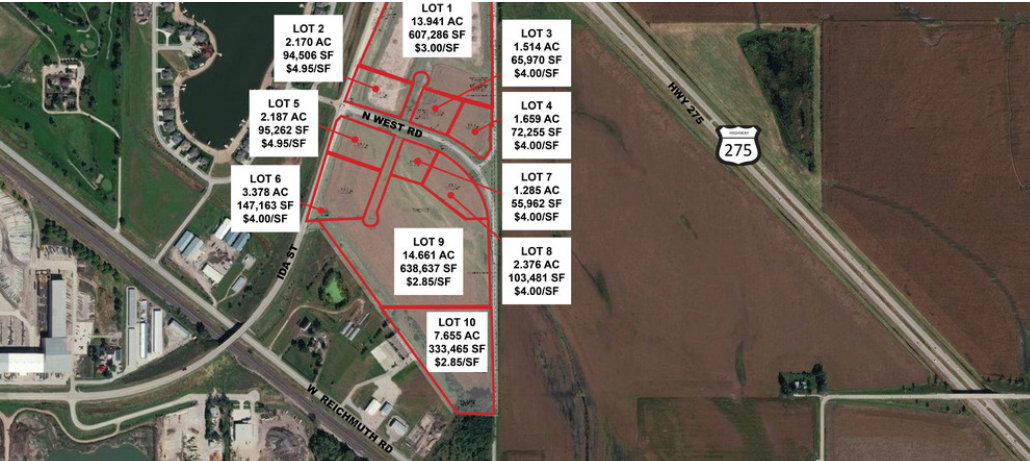
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FALCON BUSINESS PARK

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2.85 - \$4.95 / SF
Zoning:	C-3
Market:	Valley, USA

PROPERTY OVERVIEW

0.28 - 52.6 Acres can be divided.

LOCATION OVERVIEW

Ida Street & Reichmuth Road, Valley, USA

PROPERTY HIGHLIGHTS

- Lots 1-8 are elevated to meet flood plain requirements
- Great access and visibility to Hwy 275
- Wide range of uses in this zoning
- Variety of lot sizes
- Lot sizes can be adjusted to fit buyers needs



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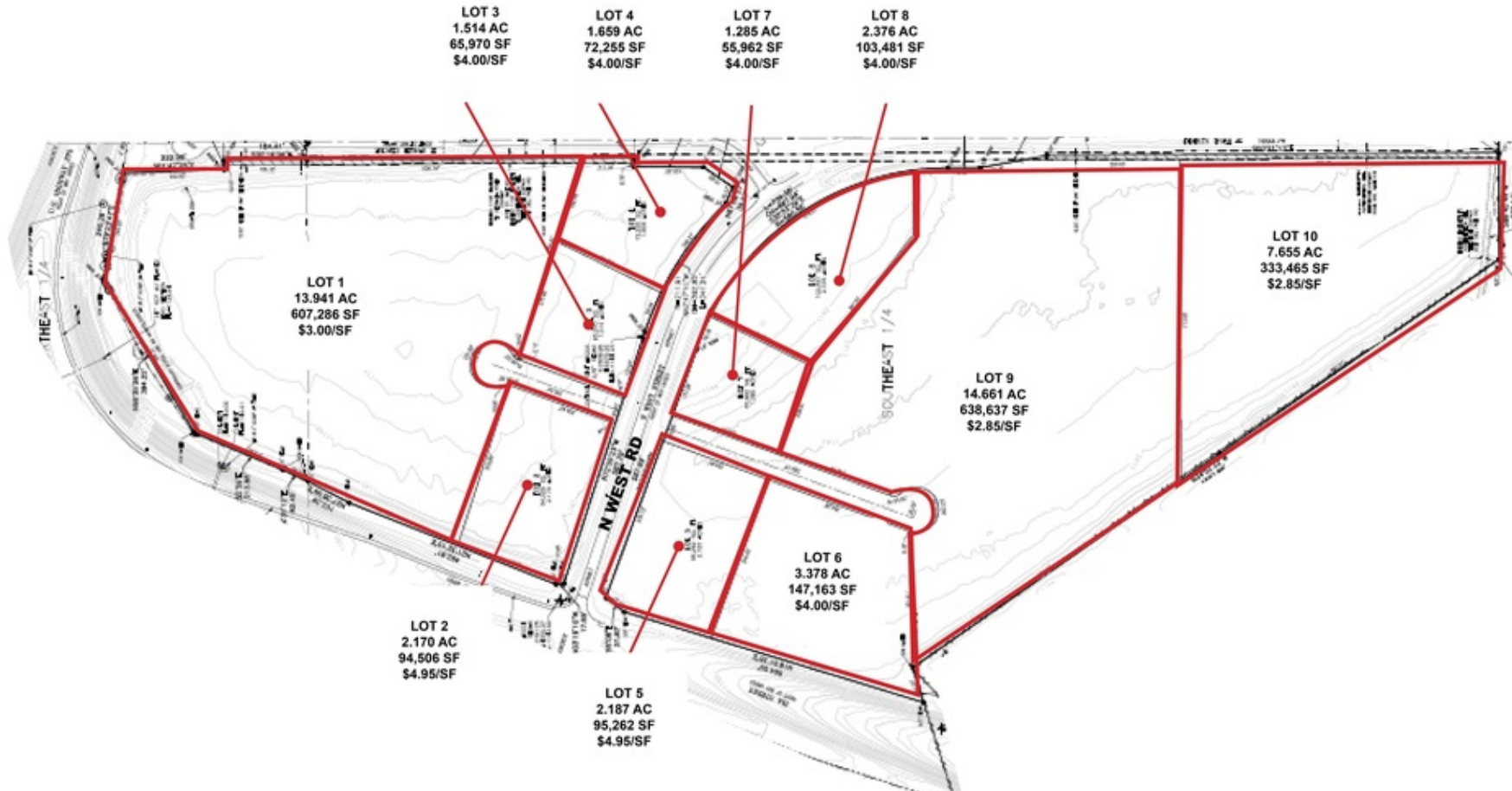
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FALCON BUSINESS PARK

PRELIMINARY PLAT



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LAND LOTS

Lot #	Size (SF)	Price/SF	Sale Price	Status	Description
1	607,286	\$3.00	\$3.00 / SF	Available	Lot Price \$1,821,858.00
2	94,506	\$4.95	\$4.95 / SF	Available	Lot Price \$467,804.70
3	65,970	\$4.00	\$4.00 / SF	Available	Lot Price \$263,880.00
4	72,255	\$4.00	\$4.00 / SF	Available	Lot Price \$289,020.00
5	95,262	\$4.95	\$4.95 / SF	Available	Lot Price \$471,546.90
6	147,163	\$4.00	\$4.00 / SF	Available	Lot Price \$588,652.00
7	55,962	\$4.00	\$4.00 / SF	Available	Lot Price \$223,848.00
8	103,481	\$4.00	\$4.00 / SF	Available	Lot Price \$413,924.00
9	683,637	\$2.85	\$2.85 / SF	Available	Lot Price \$1,820,115.45
10	333,465	\$2.85	\$2.85 / SF	Available	Lot Price \$950,375.25



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