



AMERICAN LEGACY LAND CO

FOR SALE

COMMERCIAL LOTS

Omaha, NE

**Lot 162 - 1.46 Acres -
Offered at \$300,000**

**Lot 163 - 1.88 Acres -
Offered at \$425,000**

ABOUT THIS PROPERTY:

Located along the prominent 72nd Street corridor at Girard in Omaha, these two adjacent General Office (GO) zoned parcels present an excellent opportunity for professional or medical office development in a high-visibility arterial location. These lots have convenient proximity to residential neighborhoods, retail, and services making this site well-suited for community-serving office or medical uses.



More About this Property:

Offered individually or as a package, lot 162 consists of 1.46 acres and lot 163 consists of 1.88 acres. Both lots provide ample room for buildings, generous parking, landscaping, and future expansion or multi-tenant layouts.

These parcels are ready for your vision in a transitional corridor with steady demand for quality office and healthcare-related space. Whether developing for owner-user, investment, or build-to-suit, this offering provides flexibility and strong arterial exposure without the premium pricing of busier intersections.

Taxes: \$3,649

Lot 162 - 1,595

Lot 163 - 2,054

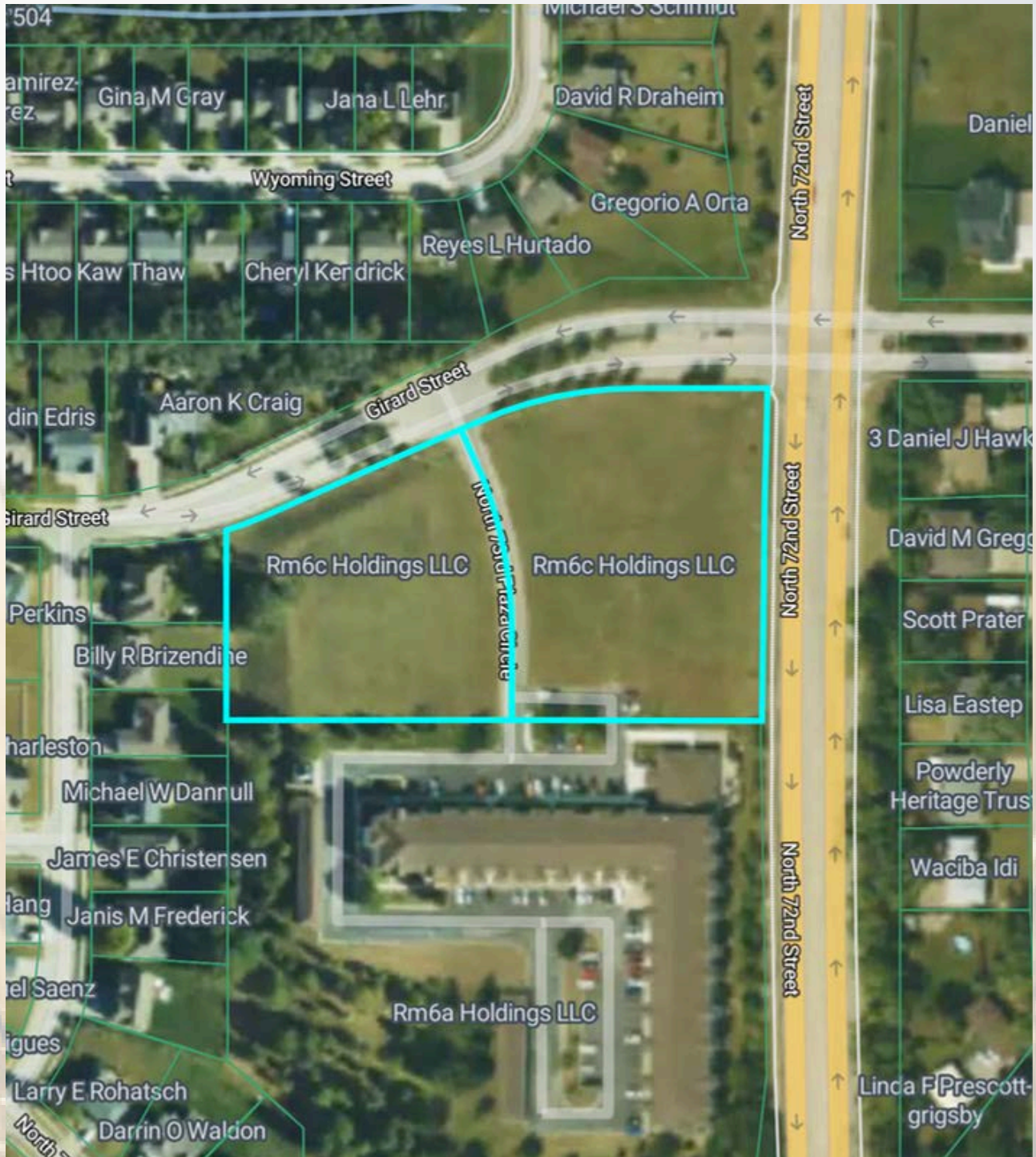
Legal Descriptions: WOODBRIDGE SUB LOT 162 BLOCK 0 IRREG
WOODBRIDGE SUB LOT 163 BLOCK 0 IRREG

Property is at the corner of North 72nd Street and Girard. Southeast corner at the intersection.

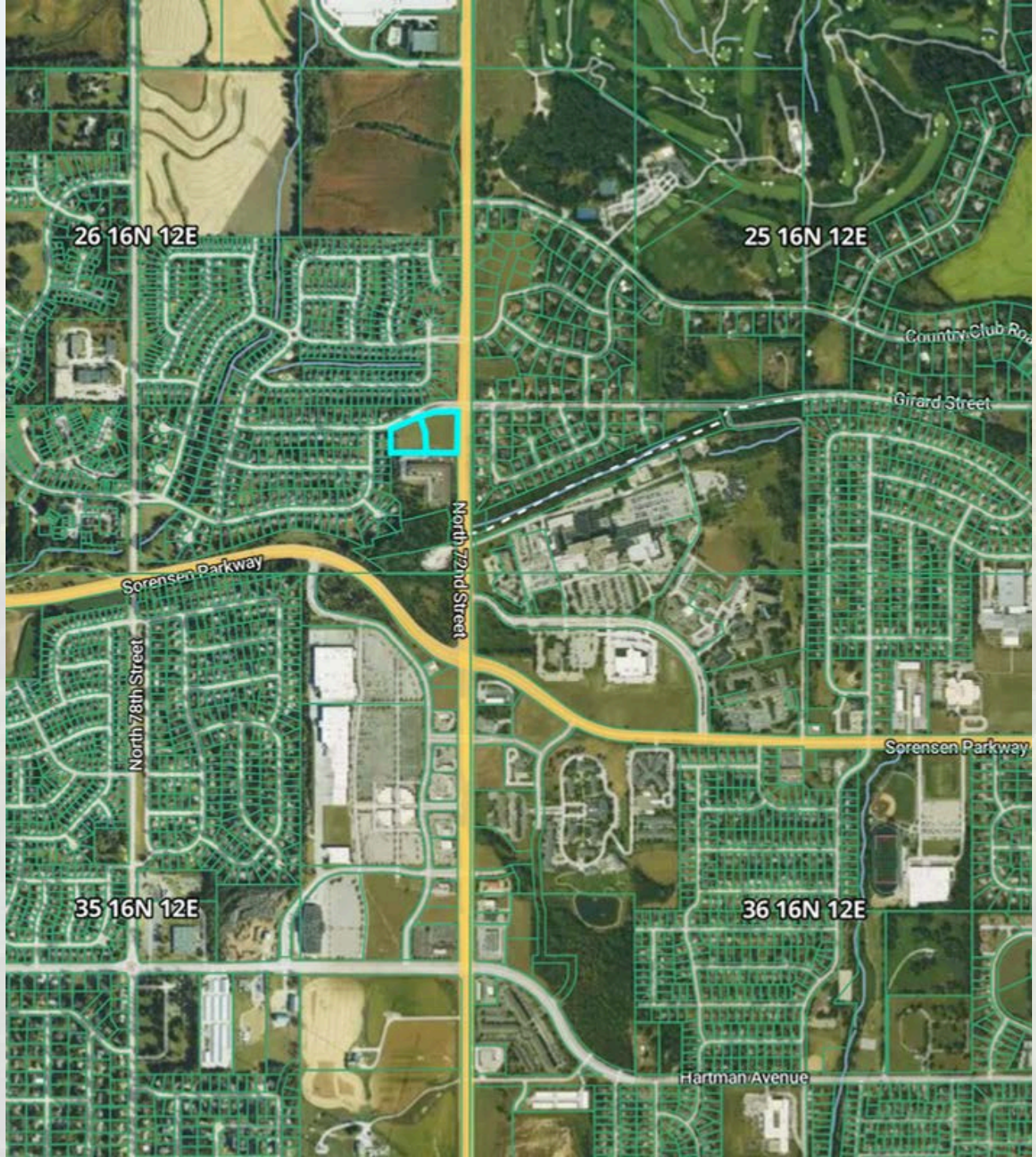
FEATURES:

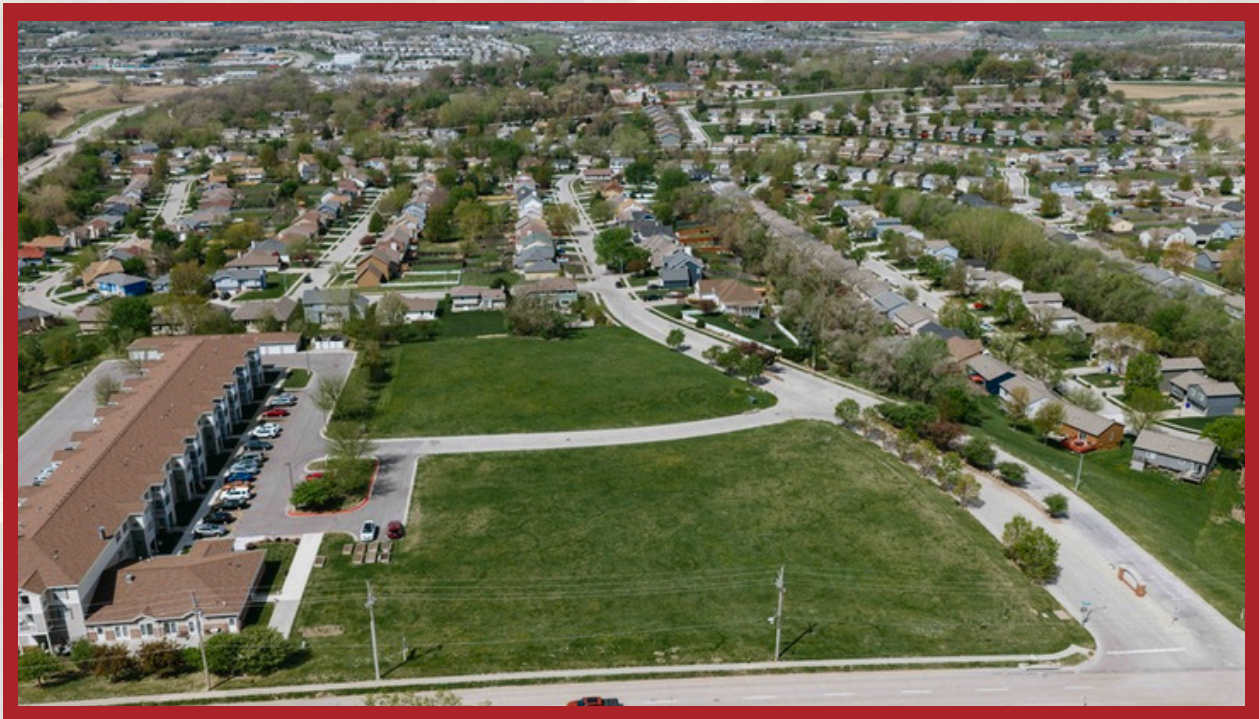
- 2 Commercial Lots
- Fantastic Location
- Near Immanuel Hospital
- Zoned General Office

Douglas County Nebraska



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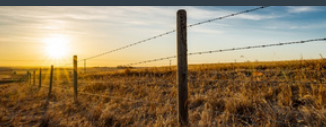


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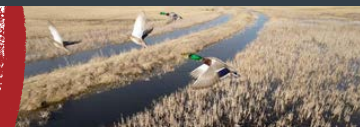
- LAND SALES
- LAND MANAGEMENT
- PROPERTY DEVELOPMENT





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COMMITTED • DETERMINED
TRUSTED



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About the Agent:

Tyler grew up in Louisville and Murdock, NE on his family's farm. He graduated from the University of Nebraska-Omaha and spent the first eight years of his career as an operational leader for a long-term care pharmacy. He became a REALTOR and entered the real estate industry in 2021.

Tyler has always enjoyed having the space to roam on his family's farm and understands the agricultural and recreational land lifestyle. When the opportunity arose to become specialized in land sales, he jumped to expand his expertise. He is thrilled to help clients buy and sell farm, recreational and development land. Tyler became a broker in 2025 and specializes in farmland sales in Cass County Nebraska along with several other counties in Nebraska including: Sarpy, Saunders, Johnson, Otoe, Butler, Lancaster, and Nemaha. His experience with large family farms and with development pressure from the Nebraska Metro areas, makes him a great choice in the sale of your Southeast Nebraska Farm.



In his free time, Tyler likes to spend time outdoors target shooting, off-roading, hiking and playing with his 6-year-old son, 2-year old daughter, wife and dog. He is an avid reader and podcast listener and enjoys staying ahead of the news on real estate, land, the economy and investment topics.

TYLER JOHNSON , LAND AGENT



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