

LAND FOR SALE:

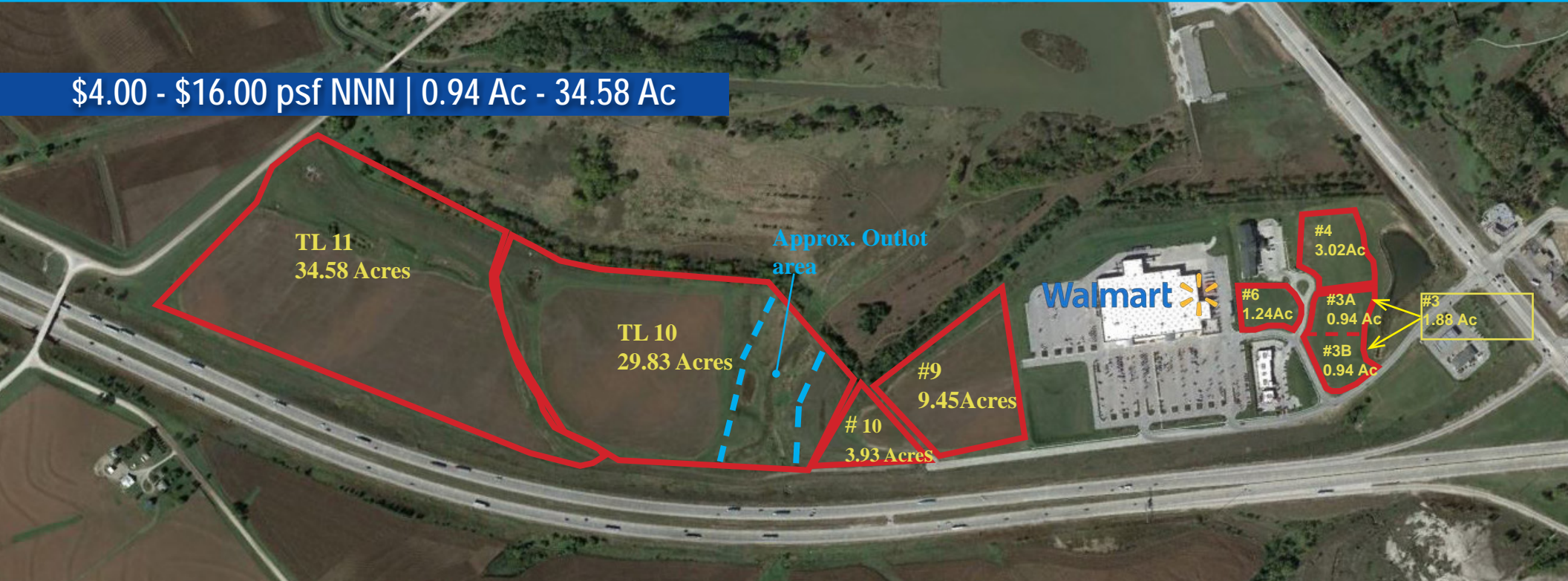
WICK'S SOUTHPOINTE

11301 Davenport Street
Omaha, NE 68154
402.330.8000
www.investorsomaha.com



Wick's Southpointe I-80 & Hwy 370 • Gretna, Nebraska

\$4.00 - \$16.00 psf NNN | 0.94 Ac - 34.58 Ac



HIGHLIGHTS

- Walmart anchored development
- 44,500 cars per day (I-80 & 370 interchange West Bound)
- Interstate 80 and Highway 370 visibility
- Fastest growing county in the state of Nebraska

AGENTS

BRIAN KUEHL (402) 778-7537
bkuehl@investorsomaha.com

BRIAN FARELL (402) 778-7531
bfarrell@investorsomaha.com



CERTIFIED
PROPERTY
MANAGER®

*INDIVIDUAL MEMBERS

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**INVESTORS
REALTY INC.**

Wick's Southpointe • I-80 & Hwy 370 • Gretna, NE (I-80 & Hwy 370)



\$8.00 - \$16.00 psf

Walmart anchored development with 19,500 cars per day. I-80 & Highway 370 visibility. Fastest growing county in the state of Nebraska. Many residential developments underway along Hwy 370.

AGENTS

Brian Kuehl 402.778.7537
Brian Farrell 402.778.7531

SITE DATA

Area **99.42 Acres**
Dimensions **Irregular**
Zoning **AG & BG**
SID **282**
Traffic Ct **44,500 cars/day**
Gas **Yes**
Sewer **Yes**
Water **Yes**
Electric **Yes**
Storm Sewer **Existing**
Curb Cuts **None**
Rail **No**
Flood Plain **No**
Legal **On file with agent.**
Remarks

FINANCIAL DETAILS

R.E. Taxes **Varies per lot.**
Special Assmt **Varies per lot.**
Remarks

COVENANTS/RESTRICTIONS

Easements **Those of Record**
Covenants **Those of Record**
Restrictions **Those of Record**

PARCEL

SIZE

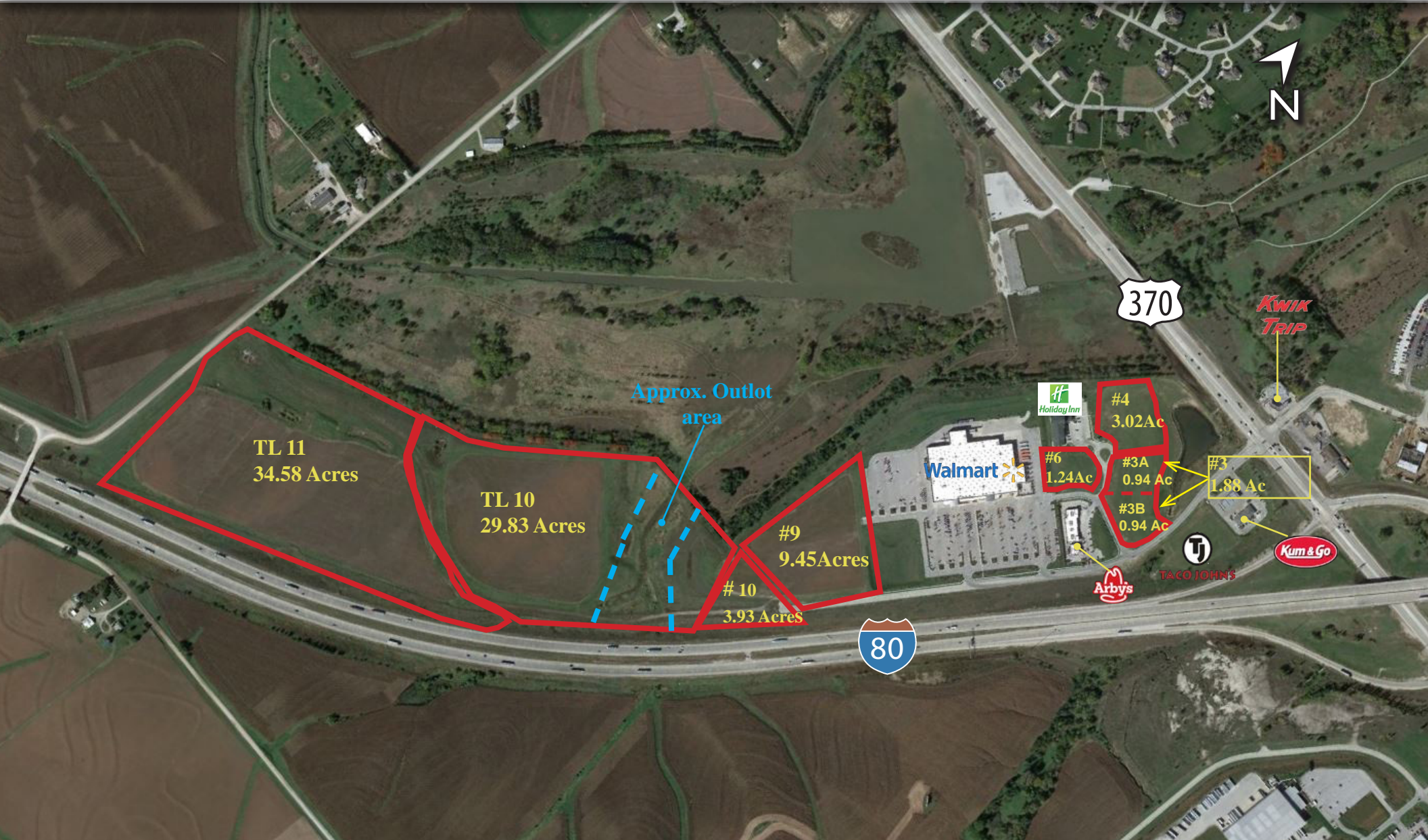
PRICE

10	3.93 Acres	\$8.00 psf
11	19.90 Acres	\$8.00 psf
3	1.88 Acres	\$13.00 psf
3A	40,946 sf	\$11.00 psf
3B	40,946 sf	\$16.00 psf
4	3.02 Acres	\$10.00 psf
6	1.24 Acres	\$11.00 psf
9	9.45 Acres	\$9.00 psf
TL 10	30 Acres	\$4.00 psf
TL 11	30 Acres	\$4.00 psf

SITE PLAN

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EXTENDED VIEW AERIAL

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Lot #	Lot Size (SF)	Lot Size (AC)	Proposed Use	Status
1	N/A	N/A	C-Store/Restaurant	Sold (Kum & Go)
2 - Replat 1	41,817	0.96	Retail/Restaurant	Sold (Taco John's)
Lot 2	49,046	1.13	Retail/Restaurant	Sold Kum & Go)
3	82,459	1.89	Retail/Restaurant	Available
4	131,595	3.02	Hotel/Office	Available
5	112,864	2.59	Hotel/Office	Sold-Holiday Inn Express
6	53,884	1.24	Retail/Restaurant	Available
7	90,605	2.08	Retail/Restaurant	Not for Sale
8	N/A	N/A	Retail	Sold-WalMart
9	411,816	9.45	Retail/Office/Hotel	Available
10	171,085	3.93	Retail/Office/Hotel	Available
TL 10	1,299,395	29.83	Retail	Available
TL11	1,506,305	34.58	Retail	Available



DEMOGRAPHICS

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2017 DEMOGRAPHIC PROJECTION

	1 MILE	3 MILE	5 MILE
Population:	683	18,756	87,497
Avg. HH Income:	\$133,702	\$99,778	\$103,358
Total Households:	231	6,881	31,220
Total Employees	1,259	10,495	36,011



2022 DEMOGRAPHIC PROJECTION

	1 MILE	3 MILE	5 MILE
Population:	741	20,227	93,551
Total Households:	252	7,495	33,594

