

# S 72nd & Schram Rd

Papillion, NE 68133



ACCESS Commercial, LLC

## LOTS | FOR SALE



## PROPERTY HIGHLIGHTS



### ADDRESS:

S 72nd & Schram Rd  
Papillion, NE 68133



### LOTS AVAILABLE:

Lot 1: 1.614 AC  
Lot 2: 1.409 AC  
Lot 3: 1.08 AC



### PRICE:

Negotiable



### ZONING:

Commercial



### ACCESS Commercial, LLC

[www.accesscommercial.com](http://www.accesscommercial.com)  
10730 Pacific Street, Suite 230  
Omaha, NE 68114 | 402.502.1983

## ABOUT THE PROPERTY

Prime commercial real estate lots available in the highest-growth corridor of the Omaha Metro, strategically positioned next to Shadow Lake Towne Center—one of the metro's top retail destinations with over 5.8 million visits annually. This dynamic development is anchored by a brand-new 168-unit luxury apartment complex and 180 single-family lots, creating a built-in customer base and strong traffic flow. Located just off Highway 370 this site is ideal for a range of commercial uses including retail, restaurant, professional office, convenience store, or coffee shop. Don't miss this opportunity to secure a spot in one of the most vibrant and fast-growing areas in the region.

Kirk Hanson

[kirk@accesscommercial.com](mailto:kirk@accesscommercial.com)  
402.616.2580

Rocky Pryor

[rocky@accesscommercial.com](mailto:rocky@accesscommercial.com)  
402.216.7887





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## NEW DEVELOPMENTS



Contact Listing Agents For More Information:

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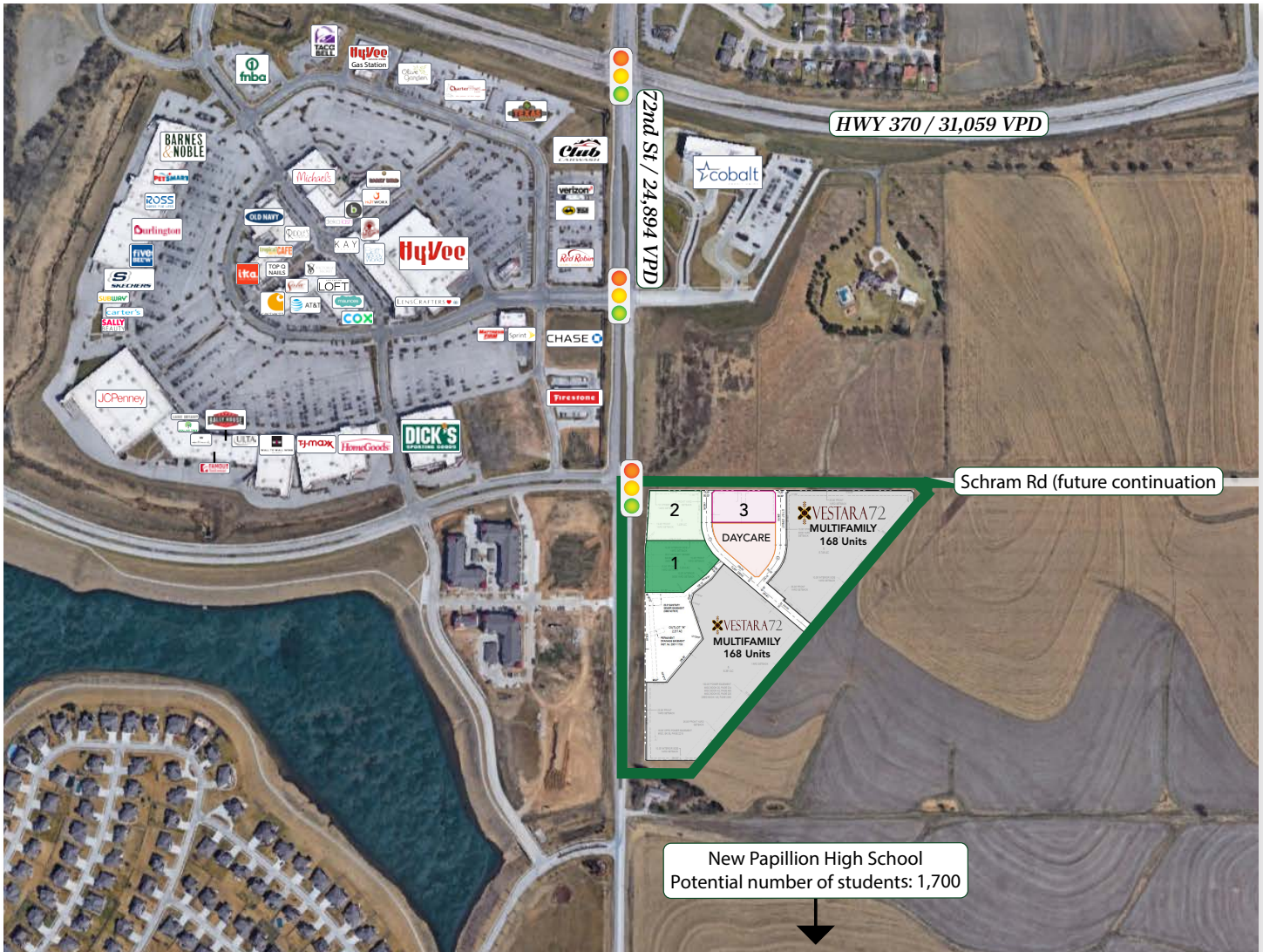
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## LOCAL AERIAL



	Population	Median HH Income	No. of Households	Daytime Population	Employees In The Area	Businesses In The Area
1-mile	7,344	\$99,029	3,092	3,422	1,631	164
3-mile	46,734	\$117,715	17,443	22,373	12,243	1,100
5-mile	123,253	\$103,479	47,479	56,436	28,509	2,689

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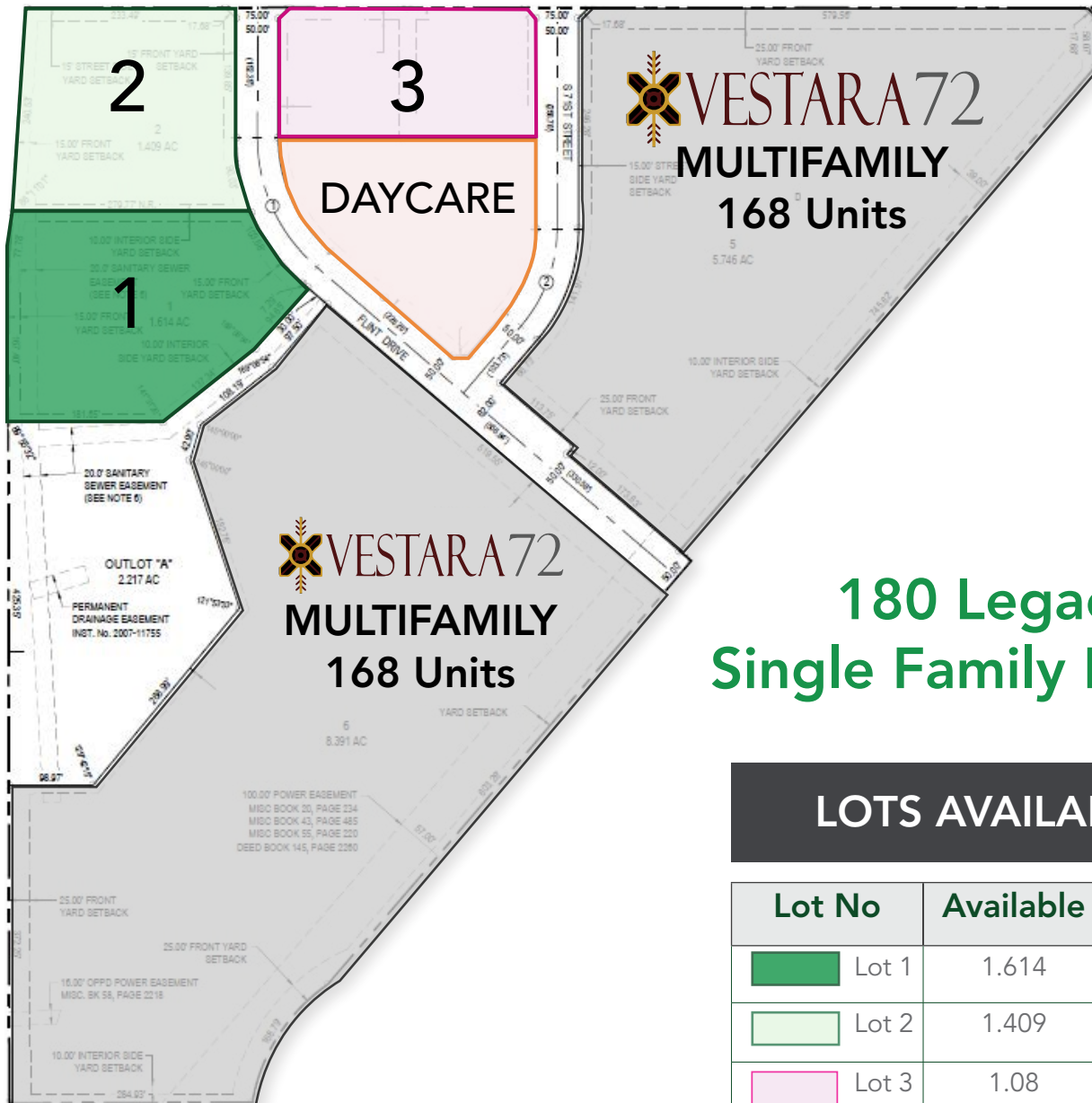
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## SITE PLAN




### SCHRAM RD

### 72ND STREET



180 Legacy  
Single Family Homes

## LOTS AVAILABLE

Lot No	Available	Price
 Lot 1	1.614	Negotiable
 Lot 2	1.409	Negotiable
 Lot 3	1.08	Negotiable

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## PLACER.AI

**Placer.ai Software** offers transformative benefits for businesses by providing real-time, location-based consumer insights that drive smarter decision-making. With its robust data analytics capabilities, ACCESS uses it to help business owners glean insight into foot traffic, understand customer behavior, and analyze competitive trends with unparalleled accuracy. Whether optimizing site selection, tailoring marketing strategies, or measuring the effectiveness of campaigns, we use Placer.ai to equip businesses with actionable intelligence to stay ahead in dynamic markets. Its intuitive interface and visual reports make complex data accessible, empowering teams to make data-driven decisions that enhance operational efficiency and boost ROI.



11650 S 73rd St, Papillion NE



**VISITS**  
**1.5 Million**  
in the last 12 months



**RANKING**  
**93rd**  
percentile nationwide

Bath & Body Works

7474 Towne Center Pkwy, Papillion NE



**VISITS**  
**106,700**  
in the last 12 months



**RANKING**  
**100th**  
percentile statewide



11631 S 73rd St, Papillion NE



**VISITS**  
**178,600**  
in the last 12 months



**RANKING**  
**90th**  
percentile statewide



7640 Towne Center Pkwy, Papillion NE



**VISITS**  
**50,000**  
in the last 12 months



**RANKING**  
**90th**  
percentile statewide

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ACCESS Commercial, LLC

RETAIL | FOR LEASE

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Omaha, NE 68124

## PHOTOS



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## LISTING TEAM



### Kirk Hanson

#### Principal

Kirk is responsible for all business development and brokerage activities for Access and affiliated companies. He holds a Bachelor's Degree in Finance from the University of Nebraska at Lincoln and is a licensed broker in Nebraska, Iowa, Missouri and North Dakota. He is also a long-time member of the International Council of Shopping Centers (ICSC) and the Entrepreneurs Organization (EO).

Kirk lives in Omaha, Nebraska with his wife and two sons. He enjoys spending his free time with his family and fishing.



### Rocky Pryor

#### Broker Associate

Rocky attended the Jesuit School of Rockhurst University where he was named the Vice President of the Nonprofit Leadership Alliance on campus and enjoyed competing in speech competitions. Rocky is a licensed real estate salesperson in Nebraska with 6+ years of experience. He specializes in development with a concentration in Landlord representation. He is also growing his key role in tenant representation on his team using the knowledge he has acquired focusing on development and landlord representation.

ACCESS is focused on growth opportunities through a select grouping of strategic partnerships. We strive to maximize value for every stakeholder involved in our projects, and have a proven track record of over 400 successfully completed projects across 40 states. We focus on forming deep relationships with our clients and believe durable success in our industry requires the right mixture of talents and virtues, collaboration, and relentless execution.



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