



OVERVIEW

East Dominion Business Park is the latest development in East Lincoln. It is strategically located at the northwest corner of 112th & O Street. The site's commercial designation in the City of Lincoln 2050 Comprehensive Plan and H4 zoning offers numerous possibilities, including flex, warehousing, self storage, office, and retail uses. Parcel sizes can range from 1-acre commercial pad sites to 35 acres.

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REALTY GROUP, LLC



PROPERTY DETAILS

Location:	NW Corner of 112th and O street
Development Size:	35 Acres
Zoning:	H4
Use:	Warehousing/ Flex office / Retail / Self Storage
Parcel Size:	Parcel sizes can vary from 1-acre commercial pad sites to 35 acres
Asking Price:	\$7.75 - \$8.75 per square foot. Pad sites starting at \$344,342

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Commercial Land

- This 35 acre business park is graded and infrastructure is being installed. Pad sites are available For Sale.
- East Dominion Business Park is strategically located directly on O Street and 3/4 mile from the future East Beltway.
- New turn lanes and other road improvements will be made to the intersection of 112th & O Street.

DISCLAIMER

Information in this brochure is subject to change without notice based on availability. Lots can be combined to create a larger property. Agent has equity.

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PRICE SHEET

Lot	Size	Lot price
A1	4.01 AC	\$1,528,412
A2	2.02 AC	\$769,923
A3	3.65 AC	\$1,391,198
A4	4.08 AC	\$1,555,092
A5	1.16 AC	\$442,134
A6	1.01 AC	\$384,962
A7	1.55 AC	\$590,783

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Lot	Size	Lot price
B1	3.86 AC	\$1,303,097
B2	3.85 AC	\$1,299,722
B3	1.04 AC	\$351,094
B4	1.24 AC	\$418,612
B5	1.13 AC	\$381,477
B6	1.23 AC	\$415,236
B7	1.17 AC	\$394,980
B8	1.26 AC	\$425,363
B9	1.09 AC	\$367,973

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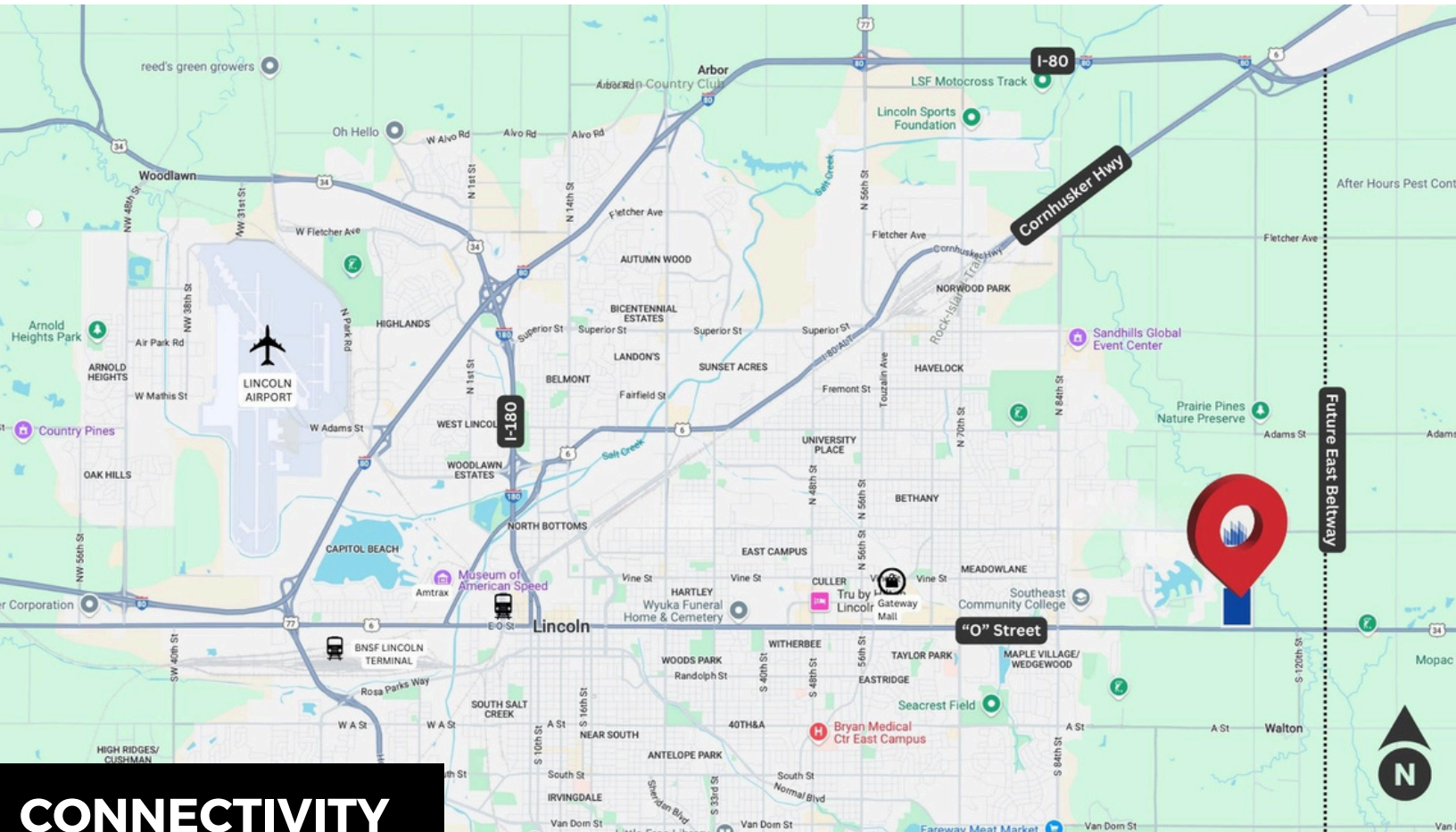
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CONNECTIVITY

Railroads:	(UPRR) Union Pacific Railroad, (BNSF) BNSF Railway, (AM) Amtrax
Highways:	I-80 , Cornhusker Hwy, I-180, US-77 /Homestead Expy, <i>Future East Beltway is located 3/4 mile to the east</i>
Airport:	Lincoln Airport (LNK)

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DEMOGRAPHICS

	<u>2 Miles</u>	<u>5 Miles</u>
Total Population:	6,654	131,670
Average H.H Income:	\$133,954	\$86,691
Total Households:	2,534	56,516
Total Daytime Population:	4,471	139,065

DISCLAIMER

Information deemed reliable but not guaranteed. You should conduct a careful, independent investigation of the property and verify all information. Data Source: U.S. Census American Community Survey via Esri, 2023 Update Frequency: Annually

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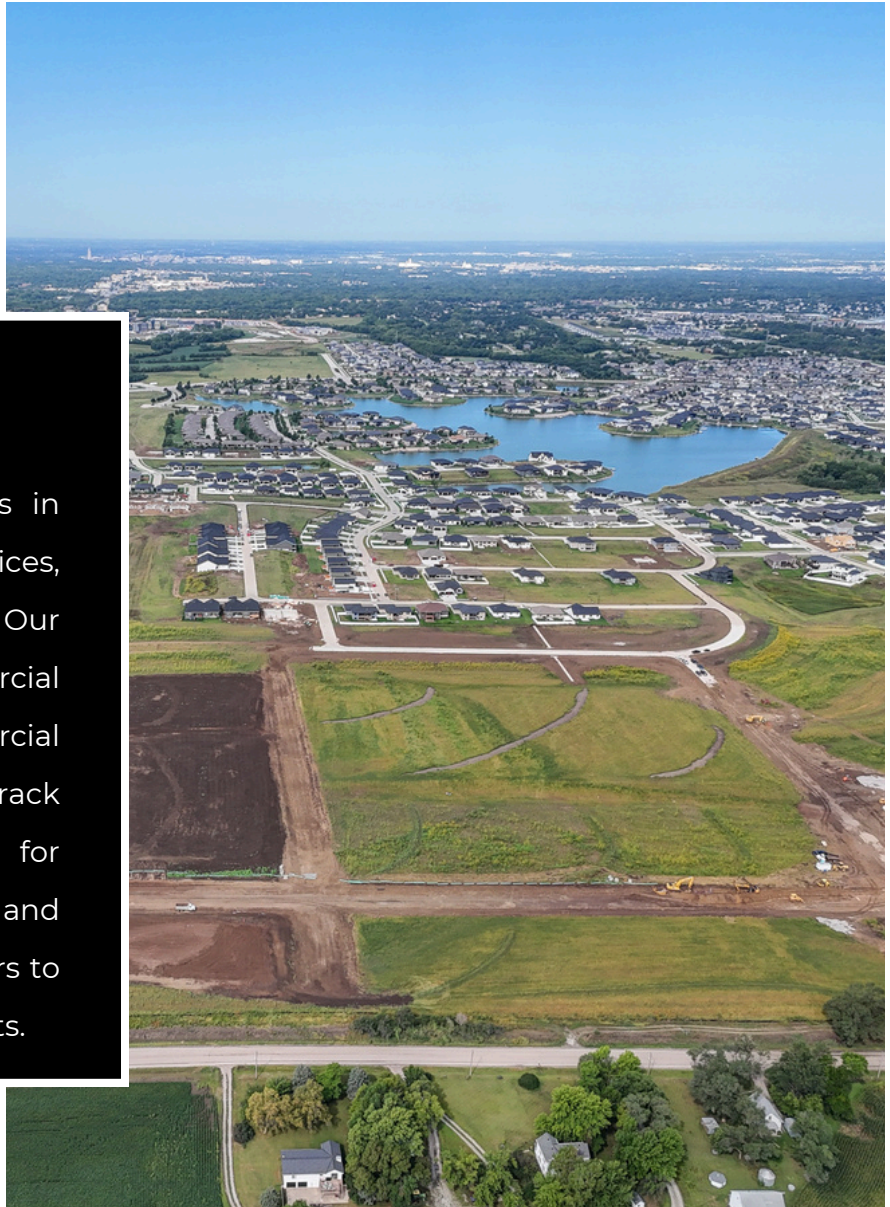


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ABOUT US

White Development Company specializes in commercial and residential real estate services, including acquisitions and joint ventures. Our expertise lies in residential and commercial land development, as well as commercial property development. With a proven track record, we have a strong reputation for completing significant projects and collaborating with investors and landowners to deliver exceptional mixed-use developments.



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