



HWY 6 & Capehart Road Gretna, Nebraska 68028

For sale

Availability: 0.7494 - 2.97 acres
Sale price: See pricing chart
Zoning: MUC

Property Overview

- Great retail sites located in the rapidly growing community of Gretna, Nebraska
- Utilities to site
- West of Highway 6 and in between Jansen Drive and Capehart Road
- Only a 5-minute drive to Interstate 80

Gretna Nebraska! Take your pick of these exceptional Mixed Use Commercial lots in the fastest growing city in Nebraska.

Conveniently located between Lincoln and Omaha, Gretna has a lot going on. These high visibility sites on HWY 6 are excellent for a variety of uses. Business is booming in Gretna!

0.75 - 2.97 acres

Contact broker for
additional information

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Site Plan



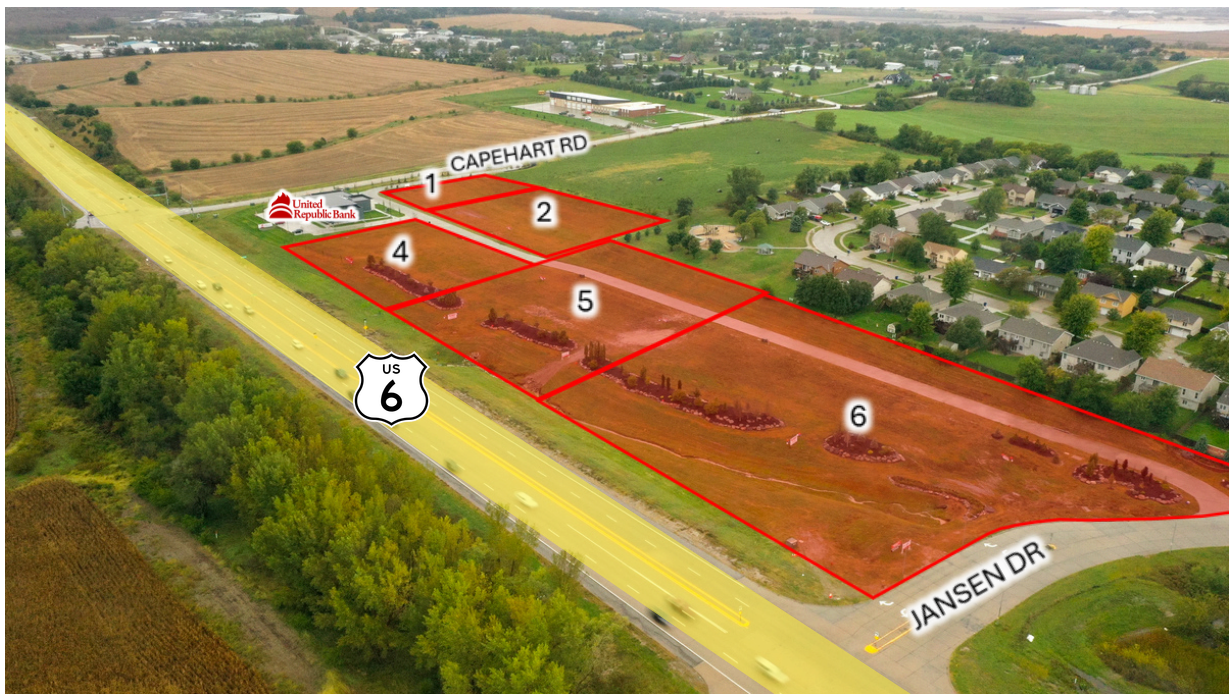
Pricing chart

Lot	Acres	Price
1	0.7658 AC	\$15.00 PSF
2	1.91 AC	\$15.00 PSF
4	0.7494 AC	\$18.00 PSF
5	2.14 AC	\$18.00 PSF
6	2.97 AC	\$19.00 PSF

MUC Zoning

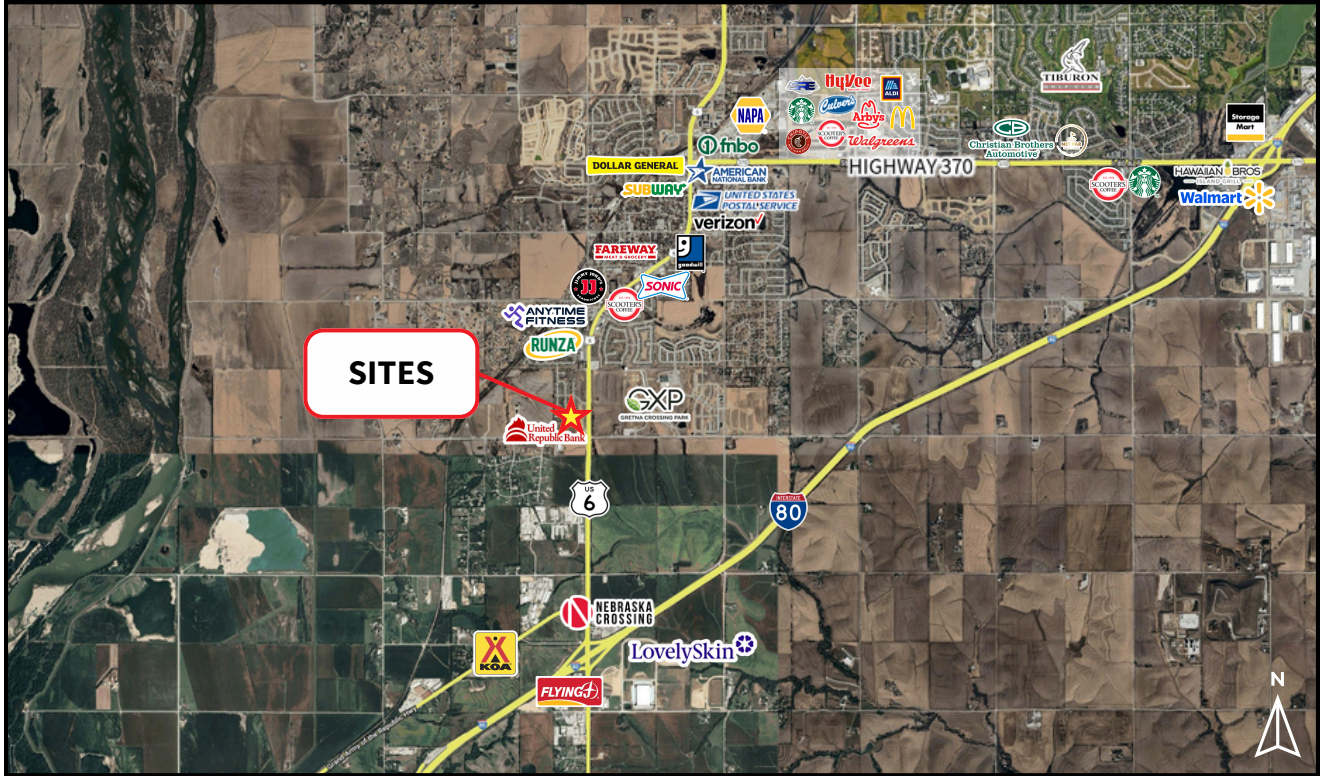
The purpose of this district is to allow high density, residential development in commercial and business park areas and areas providing all public facilities and supporting facilities to maintain a sound and pleasant environment for residents and the community as a whole. This district is also intended to allow for a combination of office, commercial, business park developments, and other uses within the area designated below through the use of aesthetic, architectural, and other standards in a manner that encourages development that is considered appropriate for the main entryways into and through the city of Gretna. Such Mixed Use Commercial and Business Park Zoning District shall require a rezoning inclusion of the CO Corridor or Interstate Corridor Overlay District in which such aesthetic, architectural, and other standards are prescribed. Such uses may require additional zoning to Planned Unit Development (PUD) District.

Images



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Demographics	Radius of the Property		
	3-mile	5-miles	10-miles
Population	13,911	36,066	194,348
Daytime Population	12,042	26,003	181,250
Households	4,723	12,117	71,418
Avg Household Income	\$162,048	\$173,075	\$164,285

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