

IRON BLUFF - MULTI-FAMILY

204TH & 'F' STREET | ELKHORN, NEBRASKA





Iron Bluff: Multi-Family Site (Lot 93)

204th & 'F' Street, Elkhorn, Nebraska

- Iron Bluff's last remaining Multi-Family parcel (Lot 105/Multi-Family sale pending)
- 11.95 Acres, Available Sale or Lease
- Located on the 204th Corridor, an explosive growth & development area, between Elkhorn and Gretna
- Multi-Family parcel is surrounded by a future Fareway Grocery, Omaha Public Library's 14th location, and an assisted living site
- Development will be home to an Elkhorn Elementary & Elkhorn Middle School (Ranked #1 School District in Omaha)
- Excellent visibility from 204th Street



Age & Household Size
Median Age: 36.9
Average Household Size: 3.2



Booming Growth
204th Street Corridor
has grown 420% over the
past 20 years.



Traffic Patterns
Approximately 31,000 Vehicles
Travel the 204th Corridor
Per Day



Household Income
The Average Household
Income within a 3-Mile
Radius is \$27,835



Iron Bluff: Multi-Family Site

LOT	ACRES	PRICE PER SF	ZONE
LOT 93	11.95 AC	\$4.50 PSF	ZONED R7 - UP TO 350 UNITS ALLOWED