

FOR SALE | GROUND LEASE

Prairie Lake | 84th and Nebraska Parkway
Mix Use Development
\$8.00-\$23.00 PSF



LISTING AGENTS:



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Prairie Lake | Legend

Lot	Address/	Legal	Zoning	Acres	\$ PSF
A	6720 S 84TH ST, LINCOLN, NE 68516	S14, T9, R7, 6th Principal Meridian, REM PORT LOT 6 SW	B-5	0.99	\$18.00
A	Northeast corner of 84th and Pine Lake	APPIAN WAY 14TH ADDITION, OUTLOT D	B-5	1.26	\$18.00
B	Southeast Corner of 84 & Pine Lake	APPIAN WAY 22ND ADDITION, OUTLOT A	B-5	11.55	\$18.00
C	8440 Andermatt Dr.	APPIAN WAY 14TH ADDITION, Lot 3	B-5	1.66	\$18.00
D	8420 Amber Hill Ct.	APPIAN WAY REGIONAL CENTER PHASE II 7TH ADDITION, Lot 1, & VAC 84TH ST ADJ	B-5	5.04	\$23.00
D1	East of 8420 Amber Hill Ct.	APPIAN WAY REGIONAL CENTER PHASE II 2ND ADDITION, OUTLOT D	B-5	0.59	\$23.00
E	Northeast corner of 84th & Amber Hill	APPIAN WAY REGIONAL CENTER PHASE II 2ND ADDITION, OUTLOT F	B-5	1.05	\$12.00
F	Southeast corner of 84th & Amber Hill	APPIAN WAY REGIONAL CENTER PHASE II 2ND ADDITION, OUTLOT G	H-4	2.49	\$15.00
G	7920 S 87th St.	APPIAN WAY REGIONAL CENTER PHASE II 3RD ADDITION, Lot 2	B-5	0.75	\$20.00
H	Southeast side of Amber Hill Ct.	APPIAN WAY REGIONAL CENTER PHASE II ADDITION, OUTLOT D	H-4	2.12	\$10.00
I	9009 Amber Hill	APPIAN WAY REGIONAL CENTER PHASE II 12TH ADDITION, Lot 1	H-4	1.48	\$10.00
J	8960 Andermatt Dr.	APPIAN WAY 9TH ADDITION, Lot 1	B-5	1.73	\$15.00
K	8975 Andermatt Dr.	APPIAN WAY 11TH ADDITION, Lot 1	B-5	3.79	\$15.00
L	8985 Andermatt Dr.	APPIAN WAY 11TH ADDITION, Lot 2	B-5	3.19	\$15.00
M	9050 Andermatt Dr.	APPIAN WAY 7TH ADDITION, Lot 5	B-5	1.37	\$10.00
N	9051 Heritage Lakes Dr.	APPIAN WAY 7TH ADDITION, Lot 3	B-5	1.4	\$10.00
O	9031 Heritage Lakes Dr.	APPIAN WAY 7TH ADDITION, Lot 2	B-5	1.57	\$10.00
P	9011 Heritage Lake Dr.	APPIAN WAY 7TH ADDITION, Lot 1	B-5	1.96	\$10.00
Q	Ground directly Northeast of Walmart and Sams	APPIAN WAY 14TH ADDITION, OUTLOT C	H-4	6.24	\$8.00

PENDING



NOTE: All dimensions are approximations and are not guaranteed. Please field verify all measurements.



Prairie Lake

About the Property

Prime Mixed Use Commercial Land Available for Sale or Lease!

Presenting a rare opportunity to acquire high-visibility pad sites strategically located in a bustling area with a daily traffic count of 40,000 vehicles near 84th and Nebraska Parkway. These versatile pad sites are designed to accommodate multiple uses, including retail, industrial, multifamily, and office spaces.

Key features:

- **No impact fees! (Excludes A and I)**
- Out of flood plain
- High-visibility and traffic exposure
- Pad sites tailored for various uses
- Solid anchor tenants including Walmart, Sam's Club, and Menards
- Other Tenants: Self Storage, Rocket Car Wash, Taco Inn, and Home Federal Savings & Loan



HOME FEDERAL
BANK

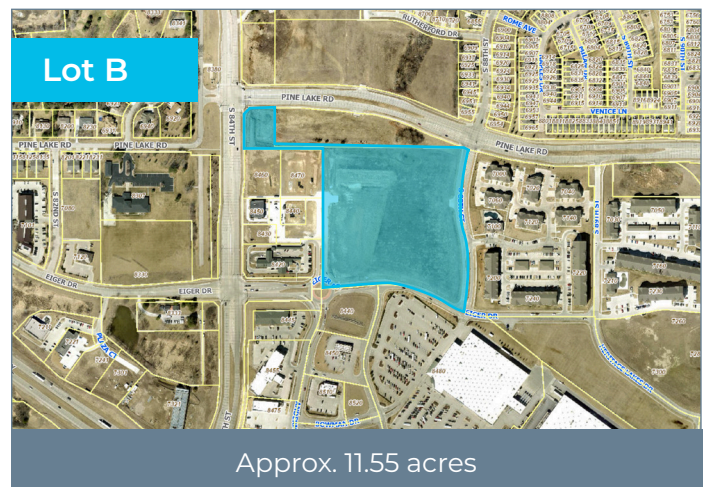
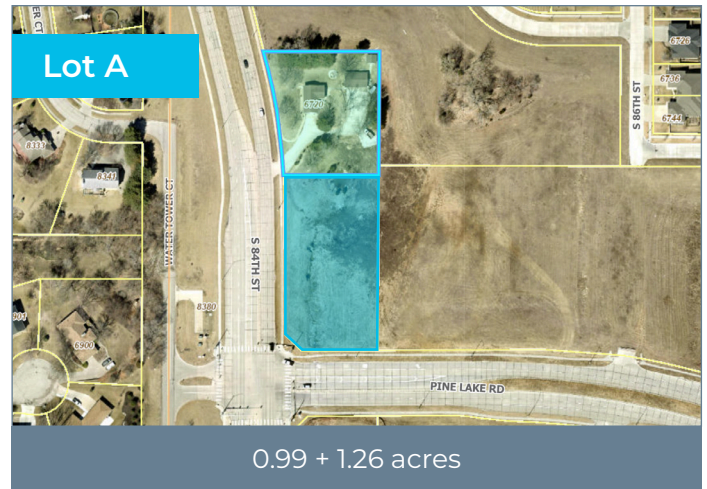


With strong anchor tenants already in place, these pad sites offer an ideal setting for

Prairie Lake Northwest Parcels

Available Lots:

- **Price PSF:** \$18.00 (all lots)
- **Zoning:** B-5
- For Sale | Ground Lease opportunities
- Ideal for Office and Retail



Lot C able to demised to accomodate smaller user.

Conceptual Plan to follow

Prairie Lake | Lot B Conceptual Site



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Prairie Lake Southwest Corner Parcels

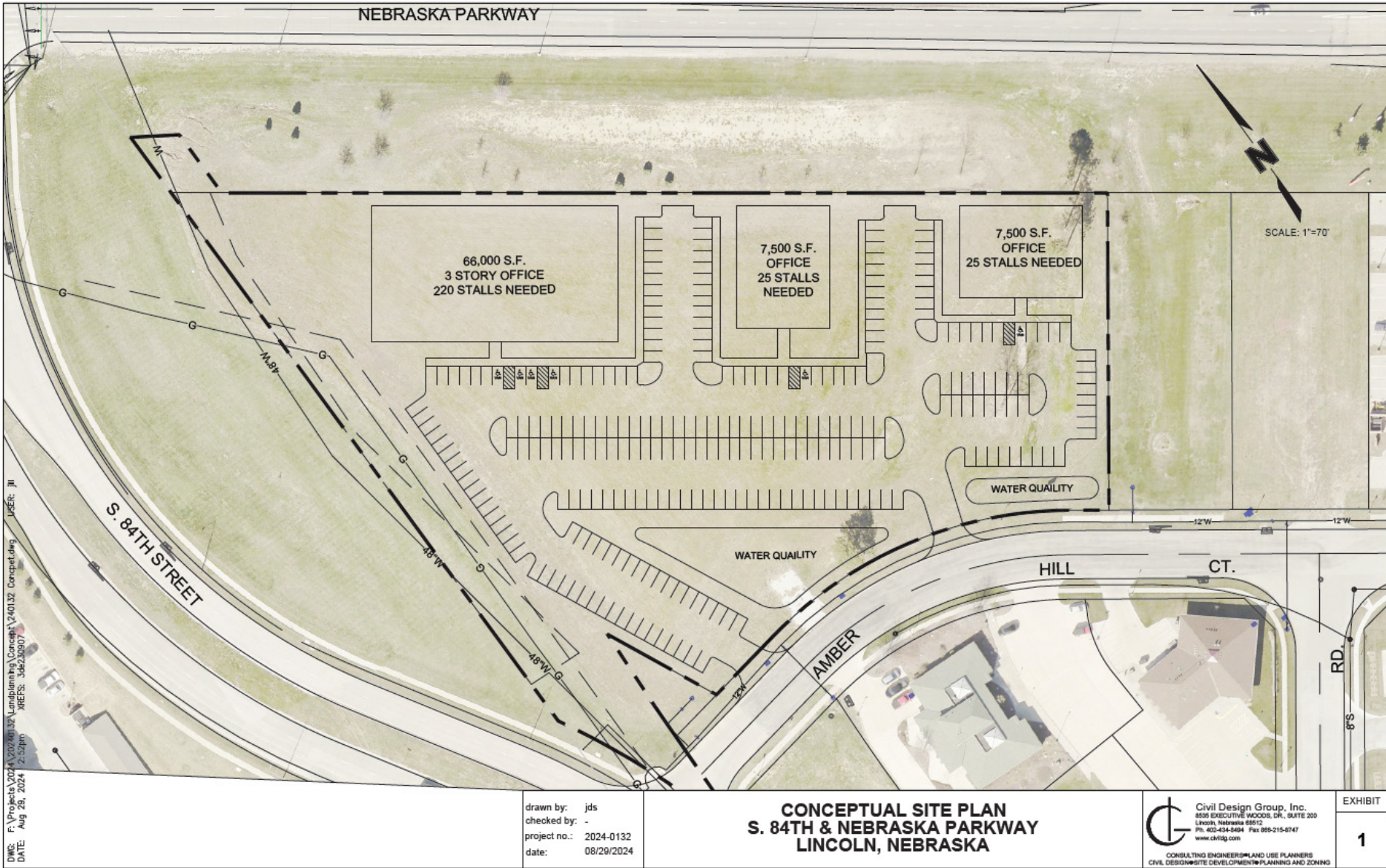
Available Lots:

- **Price PSF:** \$23.00 (all lots)
- **Zoning:** B-5
- For Sale | Ground Lease opportunities
- Ideal for Office and Retail



Conceptual Plan to follow

Prairie Lake | Lot D Conceptual Site

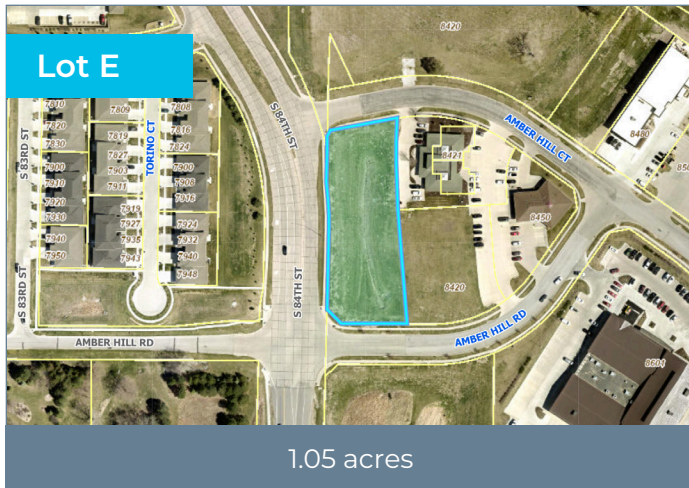


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Prairie Lake Southwest Parcels

Available Lots:

- **Price PSF:** \$12.00 (all lots)
- **Zoning:** B-5 (Lot U); H-4 (Lot S)
- For Sale | Ground Lease opportunities
- Ideal for Retail, Office, or light Industrial flex



Prairie Lake Southeast Parcels

Available Lots:

- **Price PSF:** \$10.00–\$15.00 PSF
- **Zoning:** B-5
- For Sale | Ground Lease opportunities
- Ideal for Retail, Office, or light Industrial flex



Prairie Lake Northeast Parcels

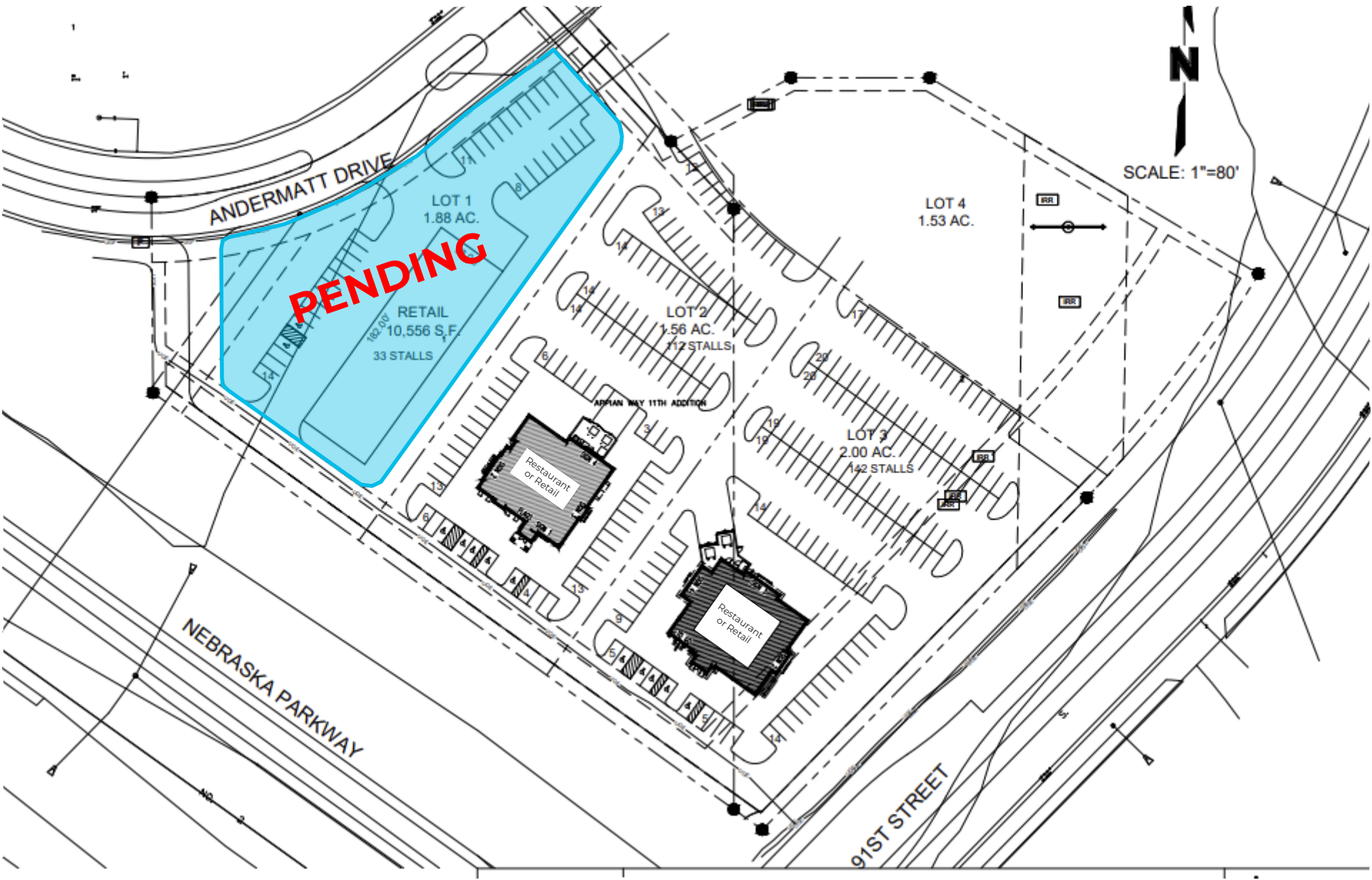
Available Lots:

- **Price PSF:** \$15.00 (all lots)
- **Zoning:** B-5
- For Sale | Ground Lease opportunities
- Ideal for Retail, Office or light Industrial flex



Conceptual Plan to follow

Prairie Lake | Lot K and L Conceptual Site Plan

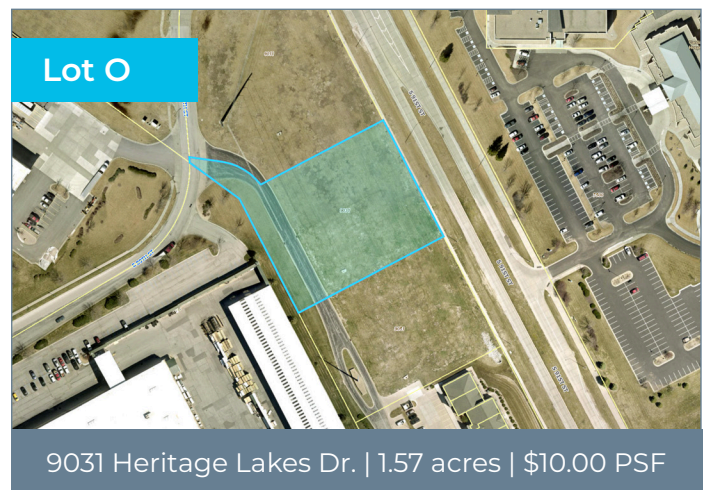
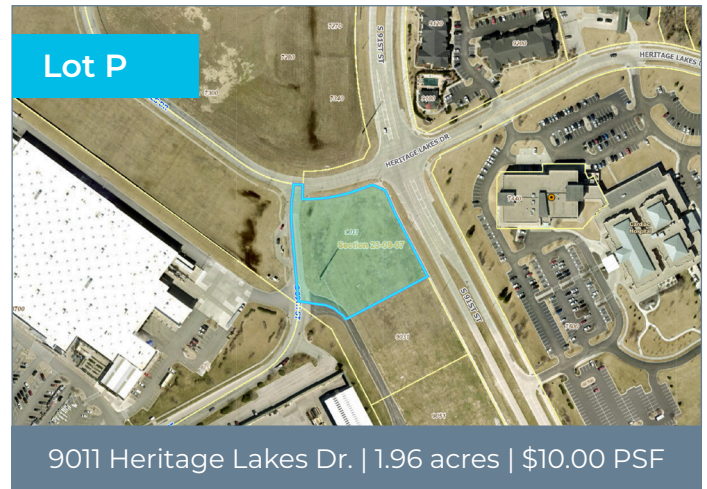


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Prairie Lake North Parcels

Available Lots:

- **Price PSF:** \$6.00–\$10.00 PSF
- **Zoning:** B-4
- For Sale | Ground Lease opportunities
- Ideal for Retail, Office, or light Industrial flex



Prairie Lake

North Parcels, Cont.

Available Lots:

- **Price PSF:** \$8.00 PSF
- **Zoning:** H-4
- For Sale | Ground Lease opportunities
- Ideal for light Industrial, contractor bays or self-storage



Prairie Lake

Location Overview



Lincoln is in the middle of it all. Located in the southeast corner of the state, about 50 miles southwest of Omaha, Lincoln is the second most populous city in Nebraska and the state capital. With the expansion of new businesses, and the influx of talent, Lincoln's economy is thriving and the opportunities available are endless.

Since it's the seat of government for the state, both the State of Nebraska and the U.S. government are major employers. The University of Nebraska-Lincoln is the city's third-largest employer, and the largest university in Nebraska, averaging 26,079 students in attendance.

Other primary employers fall into the service and manufacturing industries including a growing high-tech sector, often referred to as the Silicone Prairie. Additional prominent industries in Lincoln include finance, insurance, publishing, pharmaceuticals, telecommunications, railroads, medical, and transportation.

Lincoln has one of the lowest unemployment rates in the country. The affordable and variety of living accommodations make it a nice place to live for a wide range of demographics. The city also offers an assortment of dining and entertainment options, from local "Mom & Pop" restaurants, to national brands and fine dining... Lincoln the Place to Be.

Prairie Lake

Location Overview – Major Employers

#		Employment	Industry
1	Lincoln Public Schools	5,000–7,500	Education
2	State of Nebraska	5,000–7,500	Government
3	University of Nebraska	5,000–7,500	Education
4	B&R Stores Inc.	2,500–4,999	Retail grocer
5	BryanLGH Medical Center	2,500–4,999	Healthcare
6	Nelnet Inc.	2,500–4,999	Financial
7	Ameritas Life Insurance Corp.	1,000–2,499	Services
8	BNSF Railway	1,000–2,499	Insurance
9	City of Lincoln	1,000–2,499	Transportation
10	Duncan Aviation, Inc.	1,000–2,499	Government
11	Hy-Vee Food Stores	1,000–2,499	General aviation
12	Kawasaki Motos Manufacturing	1,000–2,499	Retail grocer
13	Lancaster County	1,000–2,499	Vehicles
14	Madonna Rehabilitation	1,000–2,499	Government
15	Hospital	1,000–2,499	Healthcare
16	Molex Inc.	1,000–2,499	Electronics
17	CHI Health Saint Elizabeth	1,000–2,499	Healthcare
18	US Government	1,000–2,499	Government

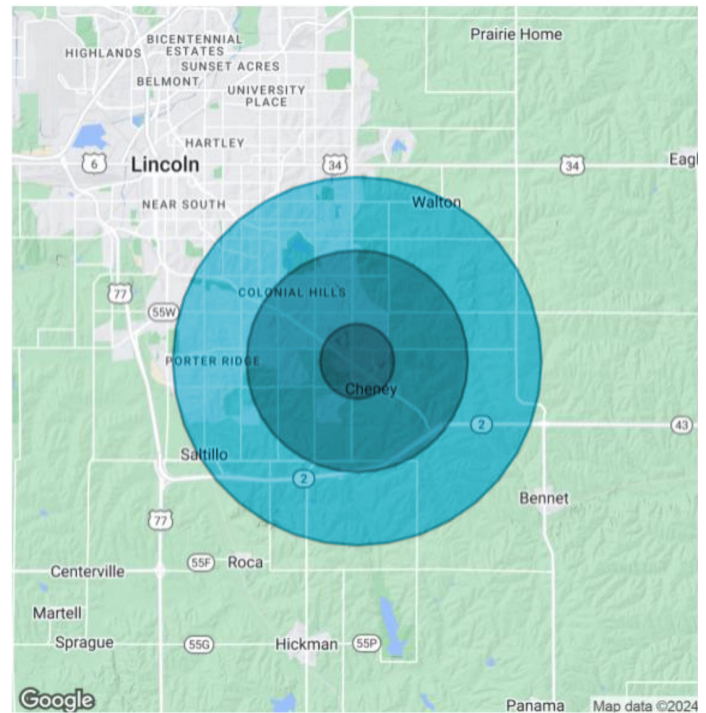
Prairie Lake

Location Overview – Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,061	35,100	96,917
Average Age	39.2	41.0	40.7
Average Age (Male)	38.0	38.4	38.9
Average Age	40.3	42.5	41.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,642	13,797	40,550
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$124,869	\$122,821	\$100,419
Average House Value	\$323,131	\$303,813	\$256,033



*Demographic data derived from 2020 ACS – US Census

Prairie Lake Aerial

