


IRON BLUFF DEVELOPMENT


204TH & 'F' STREET
ELKHORN, NEBRASKA









Booming Population Growth
420% Growth over the Past 20 years,
2020 Annual Growth of 5.5%



Income
1-Mile Annual Household
Income of \$125,600 in 2020



Median Age & Household
The Median Age is: 32.3
Average Household Size is: 3.4



Traffic Patterns
Approximately 31,000 Vehicles Per
Day Travel the 204th Street Corridor
at Iron Bluff

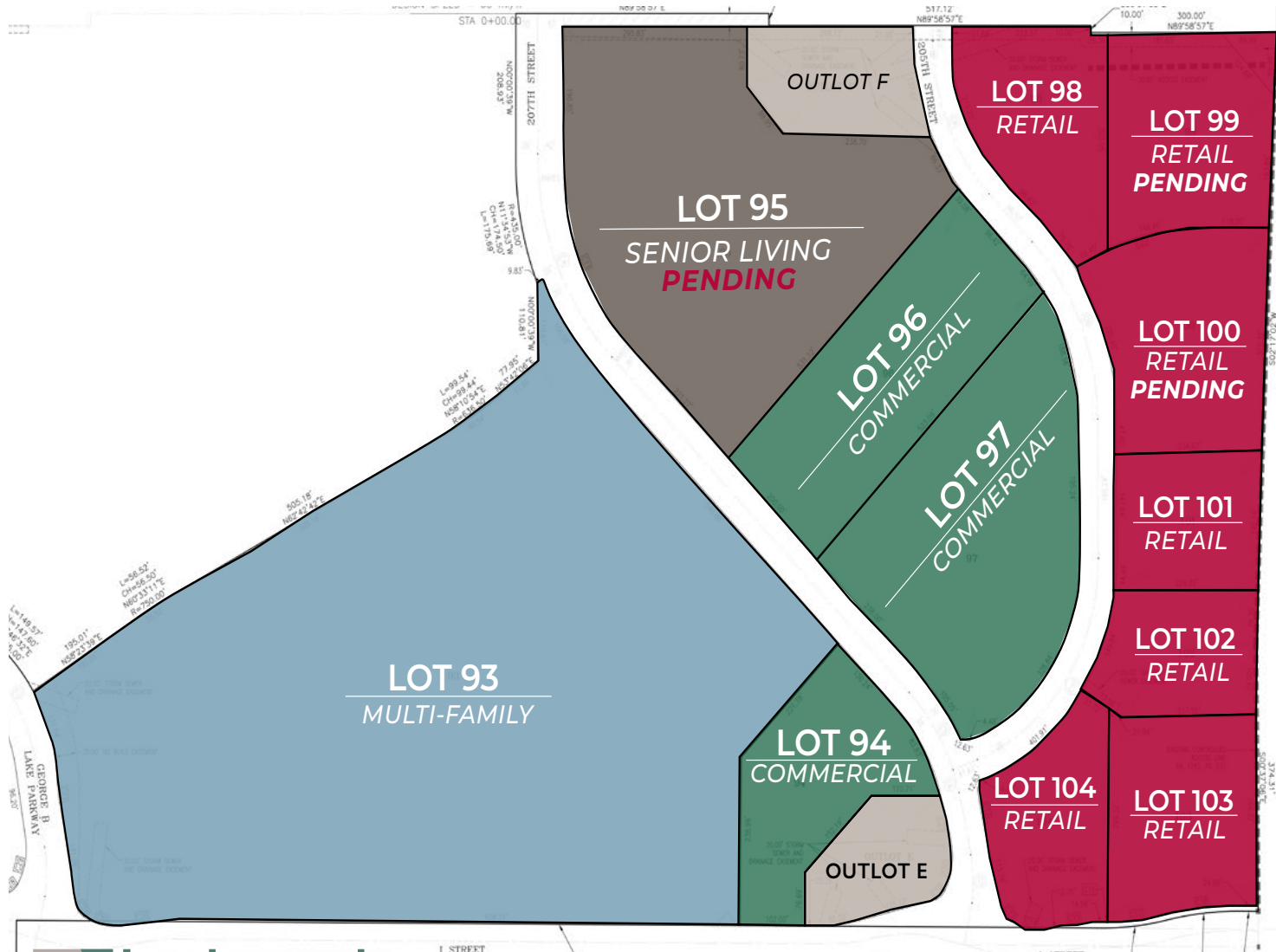
THE SITE

Iron Bluff is located on the heavily trafficked Highway 6/204th Street corridor between Elkhorn and Gretna. Home to a future Elkhorn middle and elementary school, this master planned development includes a dynamic mix of use and lot sizes for commercial and residential growth. Lot sizes range from 1.02 - 3.42 acres.

- Prime mixed-use development fronting 204th Street, anchored by Elkhorn Public Schools & future multi-family
- Full access and excellent visibility from 204th Street
- Lot 96 & Lot 97 can be combined
- Prime location for neighborhood retail & office users
- High income and home values surround the sites (Household median income is 157% above Omaha's median income)
- Estimated completion date: Spring 2024

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IRON BLUFF COMMERCIAL PARCELS

LOT 93 - MULTI-FAMILY
692,690 SF/15.90 ACRES
PRICE: SEE MULTI-FAMILY FLIER

LOT 94 - COMMERCIAL
66,398 SF/1.52 ACRES
PRICE: \$15.00 PSF

LOT 96 - COMMERCIAL
105,737 SF/2.42 ACRES
PRICE: \$12.00 PSF

LOT 97 - COMMERCIAL
149,167 SF/3.42 ACRES
PRICE: \$12.00 PSF

LOT 98 - RETAIL
47,069 SF/1.08 ACRES
PRICE: \$20.00 PSF

LOT 99 - RETAIL
56,477 SF/1.29 ACRES
PENDING

LOT 100 - RETAIL
80,676 SF/1.85 ACRES
PENDING

LOT 101 - RETAIL
44,271 SF/1.02 ACRES
PRICE: \$20.00 PSF

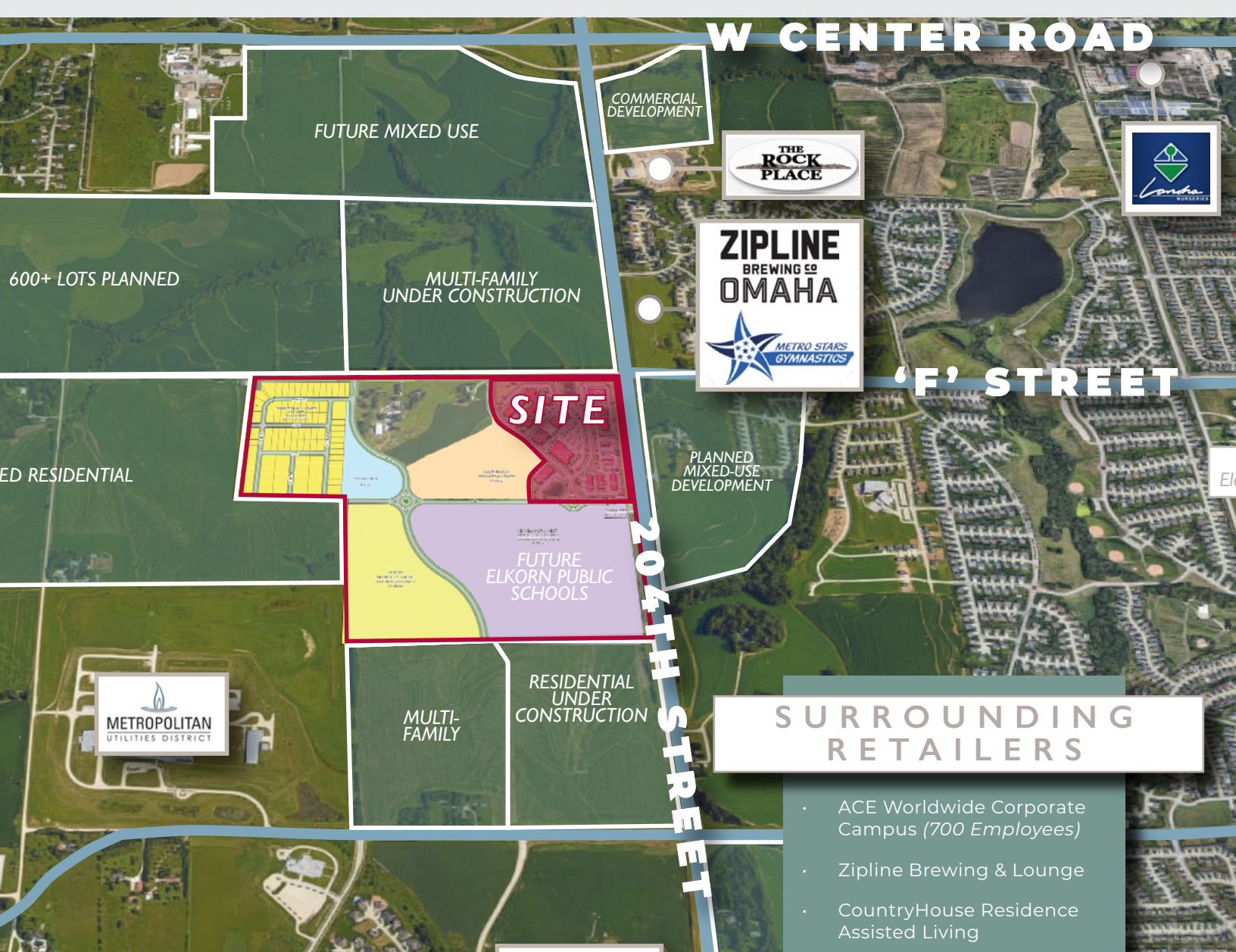
LOT 102 - RETAIL
44,319 SF/1.02 ACRES
PRICE: \$20.00 PSF

LOT 103 - RETAIL
65,452 SF/1.50 ACRES
PRICE: \$22.00 PSF

LOT 104-RETAIL
51,740 SF/1.19 ACRES
PRICE: \$20.00 PSF



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OMAHA, NEBRASKA



SURROUNDING RETAILERS

- ACE Worldwide Corporate Campus (700 Employees)
- Zipline Brewing & Lounge
- CountryHouse Residence Assisted Living
- Hy-Vee Fast & Fresh
- Trade Winds Apartments
- First National Bank of Omaha
- Pinnacle Bank
- ACX 12-Screen Movie Theater
- Backlot & Rusty Taco Restaurants
- Vantage at Coventry (294 Apartment Units)
- Falling Waters Elementary School

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
EST. POPULATION:	4,509	650,704	133,644
EST. HOUSEHOLDS:	1,384	16,609	46,666
PROJECTED ANNUAL GROWTH (2022-2027):	3.5%	2.2%	1.7%
MEDIAN AGE:	33.7	34.9	35.6
AVG. HH INCOME:	\$158,677	\$158,189	\$136,022
MEDIAN HH INCOME:	\$136,757	\$129,579	\$113,626
PER CAPITA INCOME:	\$48,707	\$51,837	\$47,523
COLLEGE EDUCATION:	38.3%	40.7%	35.9%
TOTAL BUSINESSES:	32	1,074	3,281
TOTAL EMPLOYEES:	294	9,395	35,393





ABOUT LOCKWOOD DEVELOPMENT

In 2002, Lockwood Development was established in Omaha, Nebraska as a full-service commercial real estate development company. Lockwood's core focus is the development of land, office buildings and retail centers primarily in the Midwest. Since its inception, Lockwood has grown to develop over 1.5 million square feet of commercial properties, constructed over 2.5 million square feet and currently manage over 1 million square feet of office, retail, vacant land & associations.

FOR LEASING & SALES OPPORTUNITIES, CONTACT:

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