

Werner Park

For Sale

## Development Land

6.0 to 14.71 Acres Available

Granite Falls

HWY 370

22,500 VPD

Lot A  
8.7 AC  
\$3.45/SF

Lot B  
6.0 AC  
\$5/SF

Prairie Hills

114th

Ashbury Farms

Papillion  
La-Vista  
South  
High School

SWC 114th Street and HWY 370 | Papillion, NE 68046

\$3.45-5.00 PSF

### Property Features

- Mixed use development land for sale
- Traffic signal planned on Hwy 370 at 114th
- Exact lot size to be determined by survey
- 125,463 population within 5 miles
- Concept site plans show 240 apartment units on West portion of the lot, with retail and office uses to the East

12915 West Dodge Road  
Omaha, NE 68154  
402 255 6060  
[nainpdodge.com](http://nainpdodge.com)

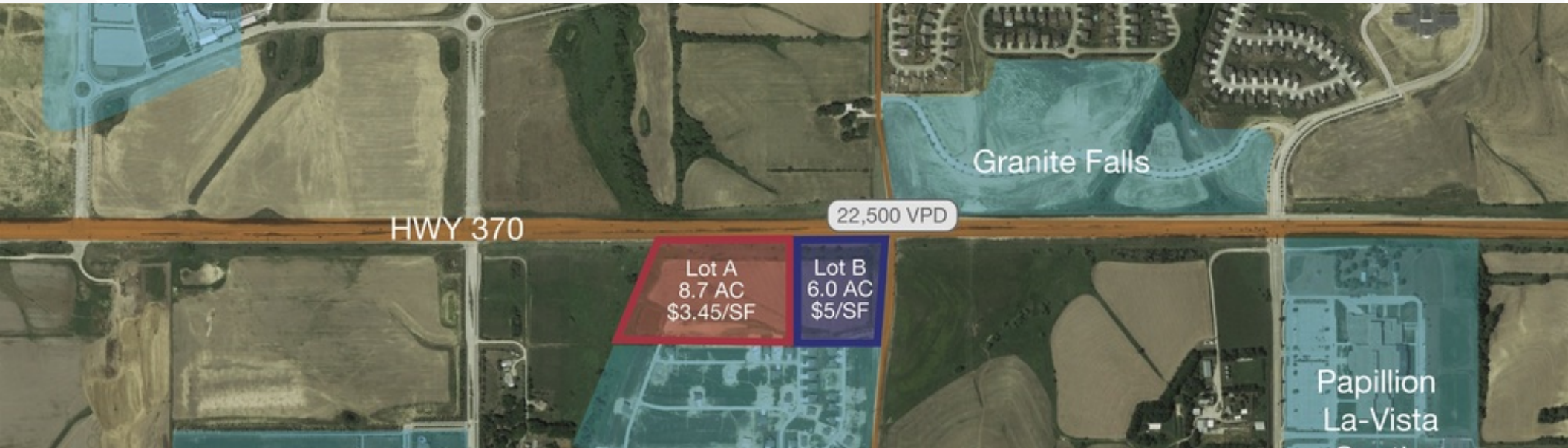
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STATUS	LOT #	SIZE	PRICE	DESCRIPTION
Available	B	6 Acres	\$5.00 / SF	Best use: Office/Retail development
Available	A	8.7 Acres	\$3.45 / SF	Best use: Multifamily development



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www.olssonassociates.com



**Conceptual Site Plan**  
 114th St & Hwy 370 | Omaha, NE  
 September 7, 2018 | 018-2751

**Prairie Hills Residential**  
 (80% Complete)

**NAI NP Dodge**  
 Commercial Real Estate Services, Worldwide.

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