

FOR SALE

COMMERCIAL & MULTIFAMILY LOTS
GALLERY 23 | FREMONT, NE

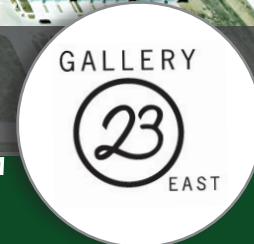


ACCESS Commercial, LLC



REGIONAL MIXED USE DEVELOPMENT

Click to view video!



PROPERTY HIGHLIGHTS:

- Convenient access and great visibility from both Hwy 275 and Hwy 30. Located within minutes from West Omaha.
- Fremont's largest new mixed-use development offering commercial lots adjacent to residential and apartment parcels.
- D.R Horton purchased the resident lots and has begun construction.
- RTG Medical, with over 349 employees, is now open and have plans to expand into neighboring 5.6 acres.
- Pads rough graded with utilities to the lot line.
- The site, situated near various retailers and restaurants such as Wal-Mart, Menards, Aldi, Hobby Lobby, and Applebee's, serves a regional trade area population of 448,548.
- Coming Soon: Dodge County Sports Complex

COMMERCIAL LOTS IN VARIOUS SIZES AVAILABLE

ADDRESS:

Highway 275 & 23rd Avenue
Fremont, NE

LOT SIZE:

Various Sizes Available

LOT PRICE:

Multifamily: \$3.75 PSF
Commercial: \$8 - \$10 PSF

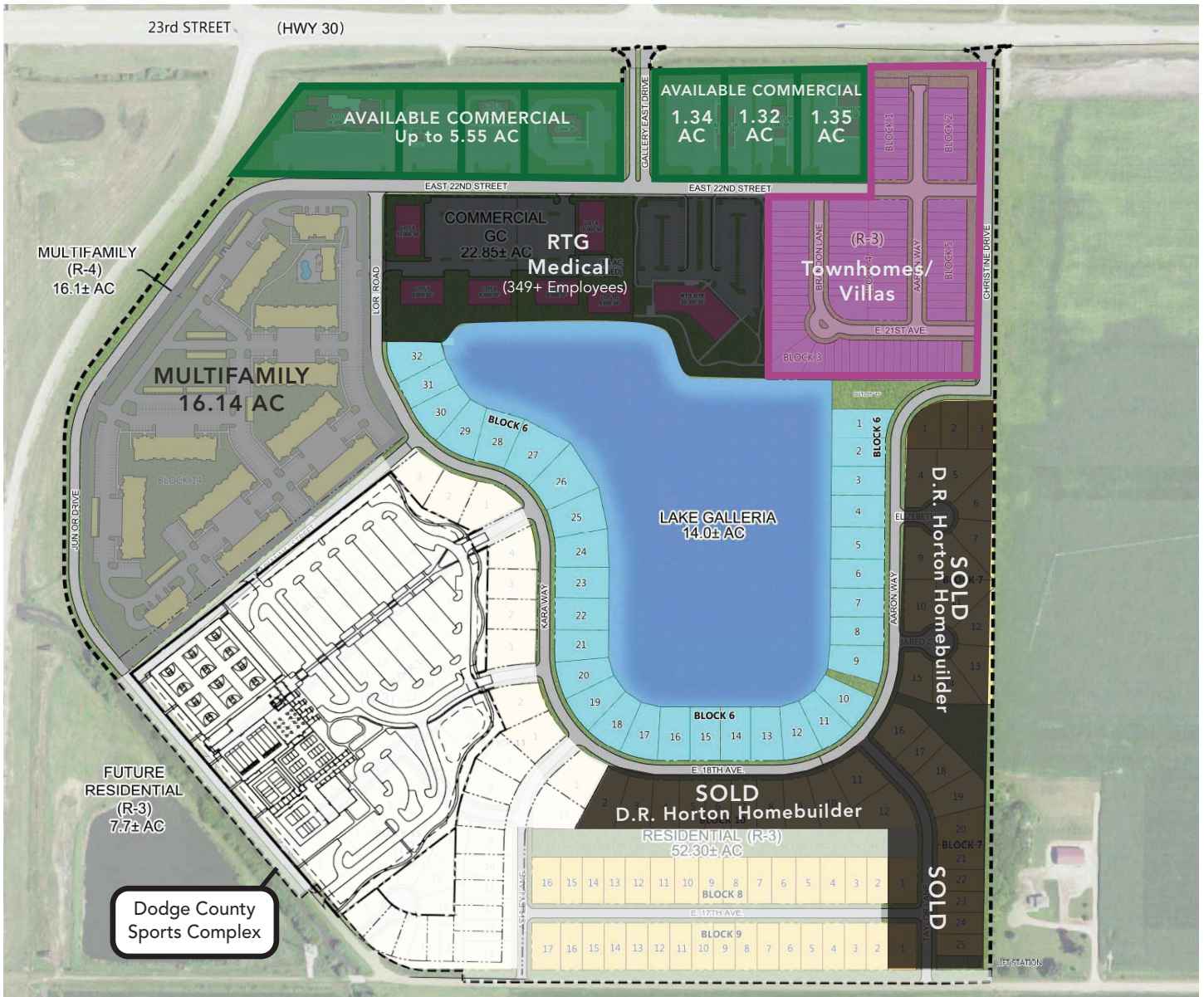
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1 SITE MAP & LOT PRICES



LOT PRICING:

Commercial Lots	\$8 - \$10
Multifamily Lot	\$3.75

DEVELOPMENT DETAILS:

- Available sizes range from 1 to 5.5 acres of Commercial Lots
- Onsite amenities include walking trail, residential units and lake
- Centrally Located on the property is Lake Galleria, a 14-Acre lake with a depth of 25 feet for leisurely, no-wake boating

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2 BIRDS EYE VIEW & DEMOGRAPHICS



DEMOGRAPHICS:

	3 Mile:	5 Mile:
Daytime Population	12,583	23,884
Population	17,801	30,803
Average HH Income	\$78,192	\$79,790

448,548

TRADE AREA
POPULATION

12,500

VEHICLES PER
DAY

16,672

EMPLOYEES
IN AREA

1,161

BUSINESSES
IN AREA

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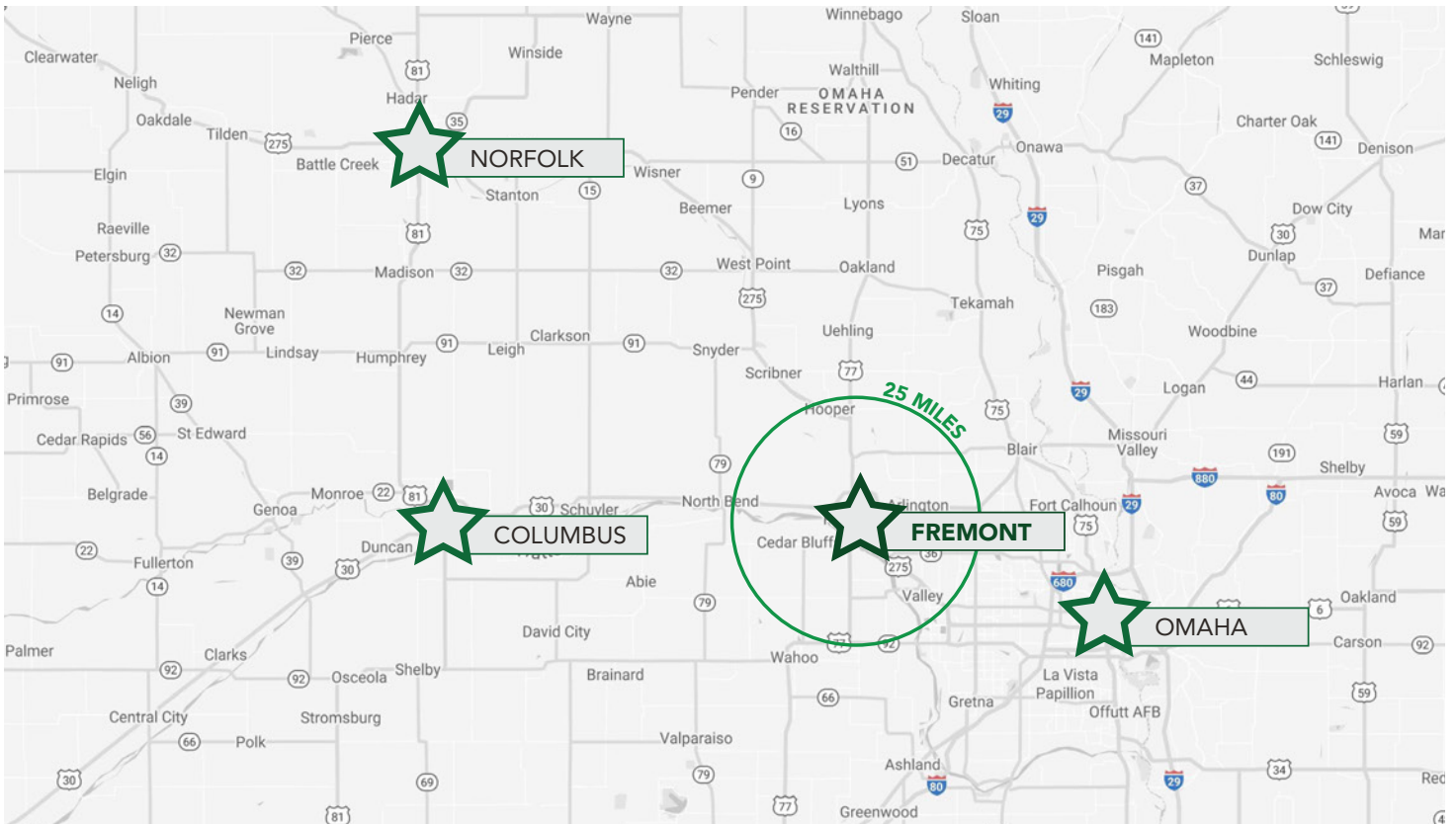
FREMONT, NEBRASKA

Fremont is diverse, inclusive, and collaborative. Fremont is positioned for growth because of the community’s strong foundation, agricultural heritage and skilled workforce. But that’s not all the community is focused on. Fremont’s leaders and residents are looking to the future and building upon the city’s diversity to identify new opportunities for advancement and growth. Through inclusivity and collaboration, the city is poised to reach new heights. Fremont. Here We Grow.

- Fremont Chamber of Commerce

TOP 10 EMPLOYERS

- Valmont Industries
- Wholestone Farms
- Lincoln Premium Poultry
- Methodist Fremont
- Fremont Public Schools
- Nye Health Services
- Hy-Vee Food Stores, Inc.
- Fremont Contract Carriers, Inc.
- YMCA
- Fremont Beef Company



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4 DRONE PHOTO & SITE PLAN RENDERING



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5 DODGE COUNTY SPORT COMPLEX

The Dodge County Sports Complex will be a community-managed, nonprofit sports facility built to address the growing needs of our youth community. It will allow local athletes the opportunity to seek training, instruction, and competition right here in Fremont. This will allow all youth of the Dodge County area including those who can't afford to travel out of the city for select sports the opportunities to compete at a higher level.

Indoor:

- (12) Full-size Volleyball Courts convertible to (6) Full-size Basketball Courts
- (1) 40k Sq Ft of synthetic turf netted to include (1) 90 x 90 infield and smaller, (6) batting and pitching tunnels, and flex space for soccer and performance training.
- (4) Sand Volleyball Courts
- (6) Pickleball Courts
- (1) Concessions area with common space
- Restrooms/locker rooms
- (3) Conference Rooms on the second level.

Estimated Ancillary Development:

- (1) Fast Dining Sports Bar
- (1) New Limited-Service Hotels
- (2) Fast Food Dining Restaurants
- 6k Sq Ft of Strip Retail



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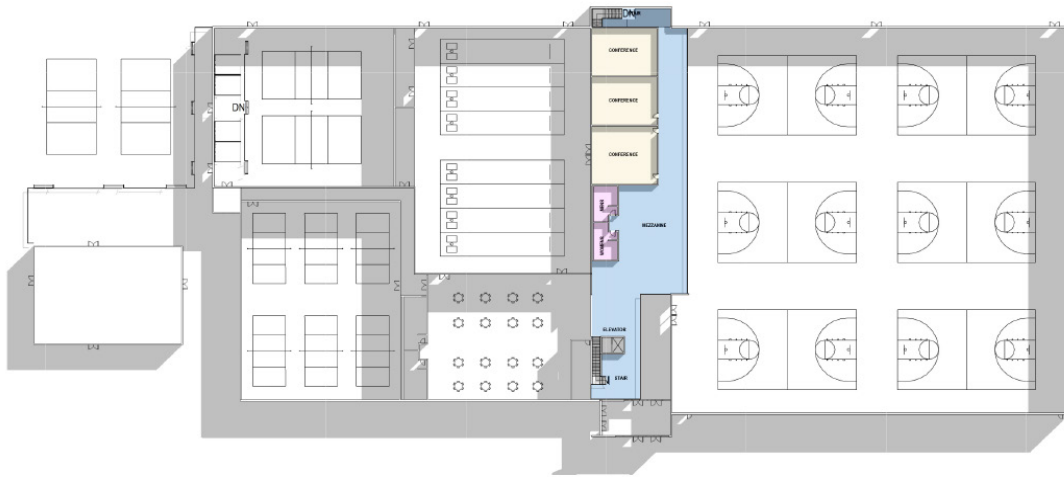


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6 DODGE COUNTY SPORT COMPLEX: FLOOR PLAN



FIRST LEVEL FLOOR PLAN



SECOND LEVEL FLOOR PLAN

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ABOUT ACCESS

ACCESS is focused on growth opportunities through a select grouping of strategic partnerships. We strive to maximize value for every stakeholder involved in our projects, and have a proven track record of over 400 successfully completed projects across 40 states. We focus on forming deep relationships with our clients and believe durable success in our industry requires the right mixture of talents and virtues, collaboration, and relentless execution.



AMBER OLSON BROKERAGE ASSOCIATE

Amber brings 20 years of commercial real estate experience to our team at ACCESS. Her role as a Senior Brokerage Associate is primarily focused on shopping center leasing at a national and local level, with over three million square feet represented. Her industry expertise enhances our team through her knowledge of sales, landlord and tenant representation, relationship building, property management, and development.

Amber majored in Business Administration at the University of Nebraska-Lincoln. She is a licensed Real Estate Agent in the State of Nebraska and has been a member of the International Council of Shopping Centers (ICSC) since 2008.



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