

# GALLERY 23

4551 E 23rd St, Fremont, NE 68025

## MIXED USE LAND FOR SALE



### PROPERTY DESCRIPTION

Positioned with exceptional visibility and convenient access from both Hwy 275 and Hwy 30. Located just minutes from West Omaha this is Fremont's largest new mixed-use development. Surrounded by thriving retail and residential growth, including D.R. Horton's residential lots and the newly opened RTG Medical campus with over 349 employees and future expansion plans, this location offers unmatched potential. Pads are rough graded with utilities to the lot line and lie adjacent to vibrant residential and apartment communities. The site is also near top national retailers such as Walmart, Menards, Hobby Lobby, and Applebee's, serving a regional trade area of over 448,000 people. A unique feature of this development is the scenic 14-acre Lake Galleria, offering recreational opportunities like boating and lakeside activities—making this an ideal destination for businesses seeking visibility, growth, and lifestyle appeal.

### PROPERTY HIGHLIGHTS

- Strategically located by Hwy 275 and Hwy 30
- Strong traffic counts with high visibility and easy access
- Proximity to major retailers in high growth market

### OFFERING SUMMARY

|                  |            |
|------------------|------------|
| Multifamily Lot: | \$3.75 PSF |
| Commercial Lots: | \$8-10 PSF |



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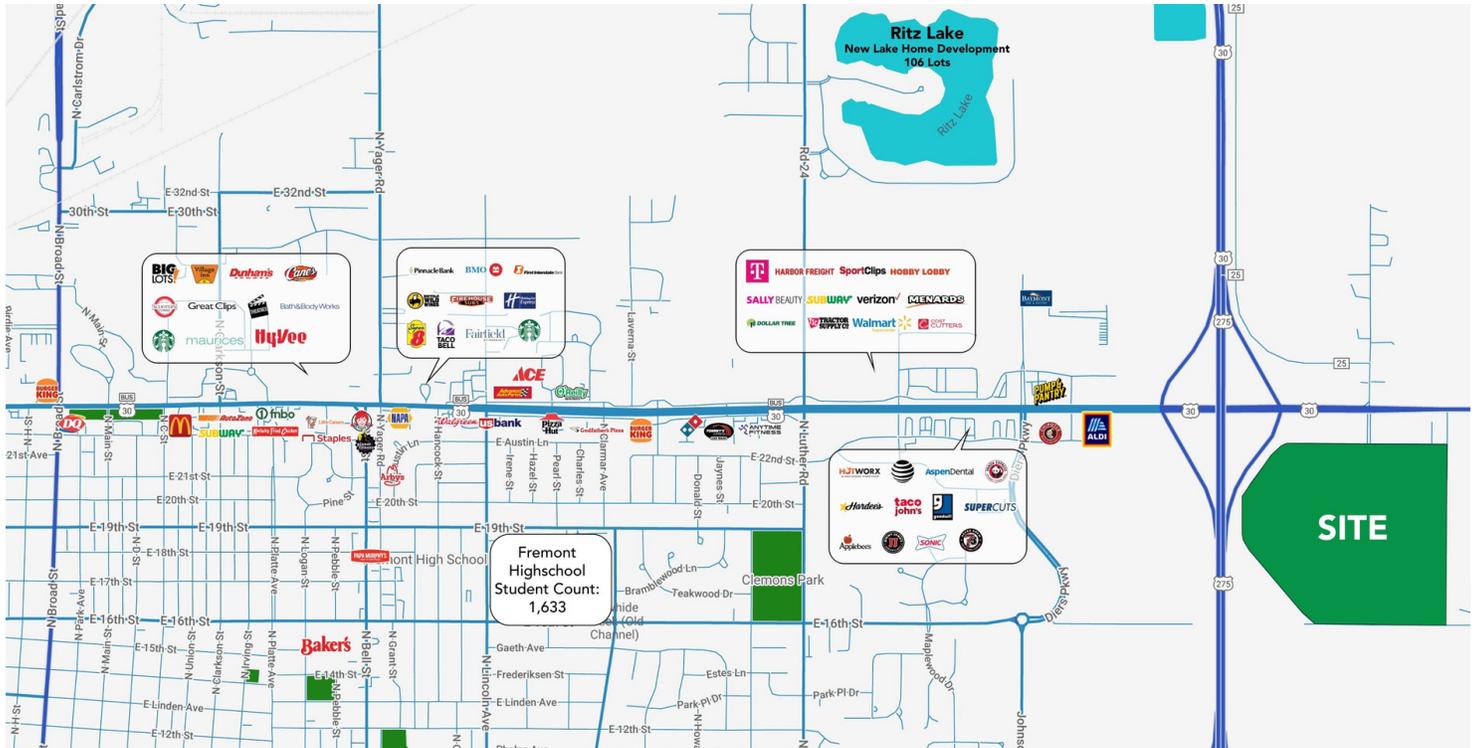
**AMBER OLSON**

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Senior Broker Associate

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## FREMONT



### 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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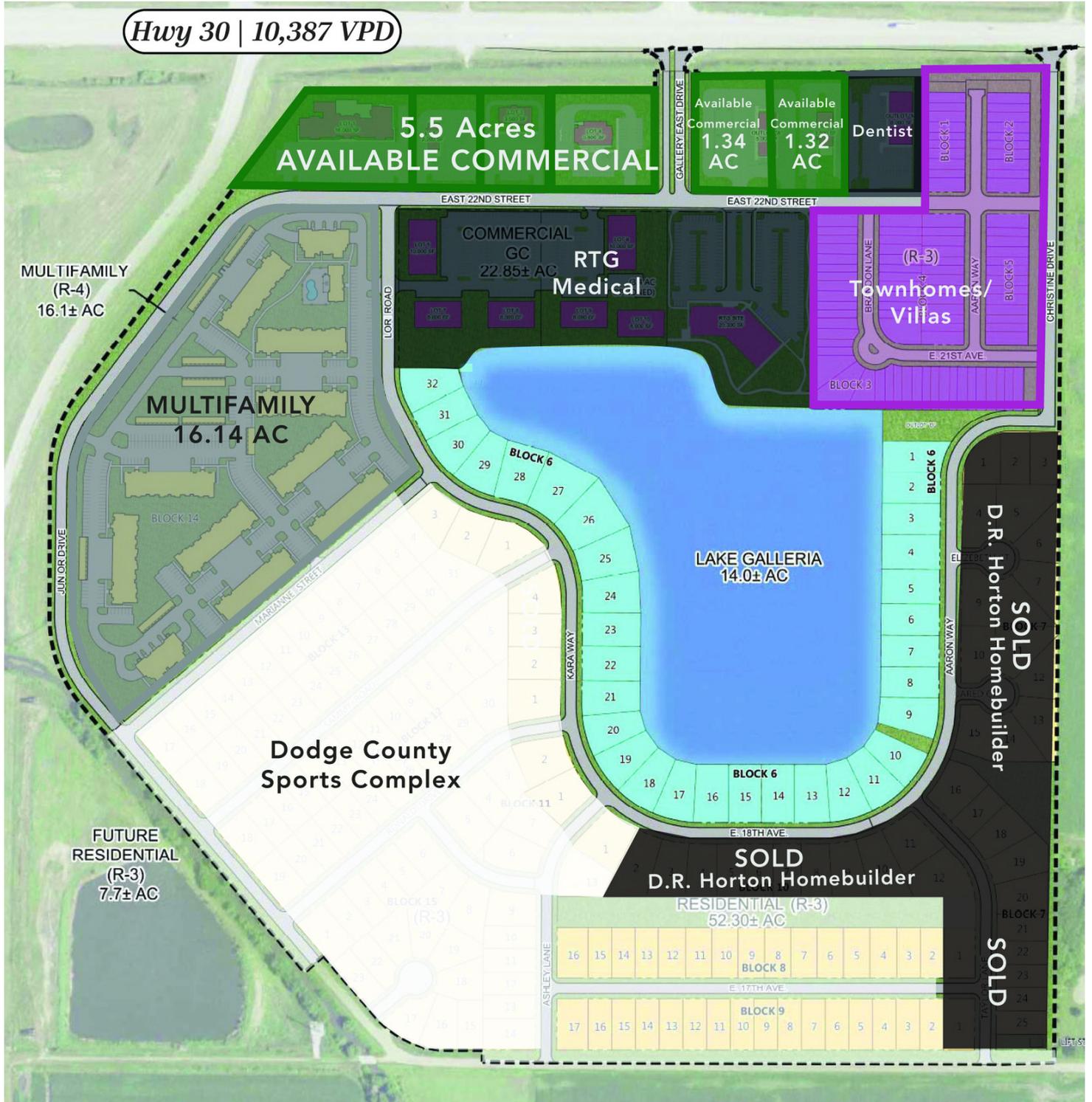
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## SITE PLAN



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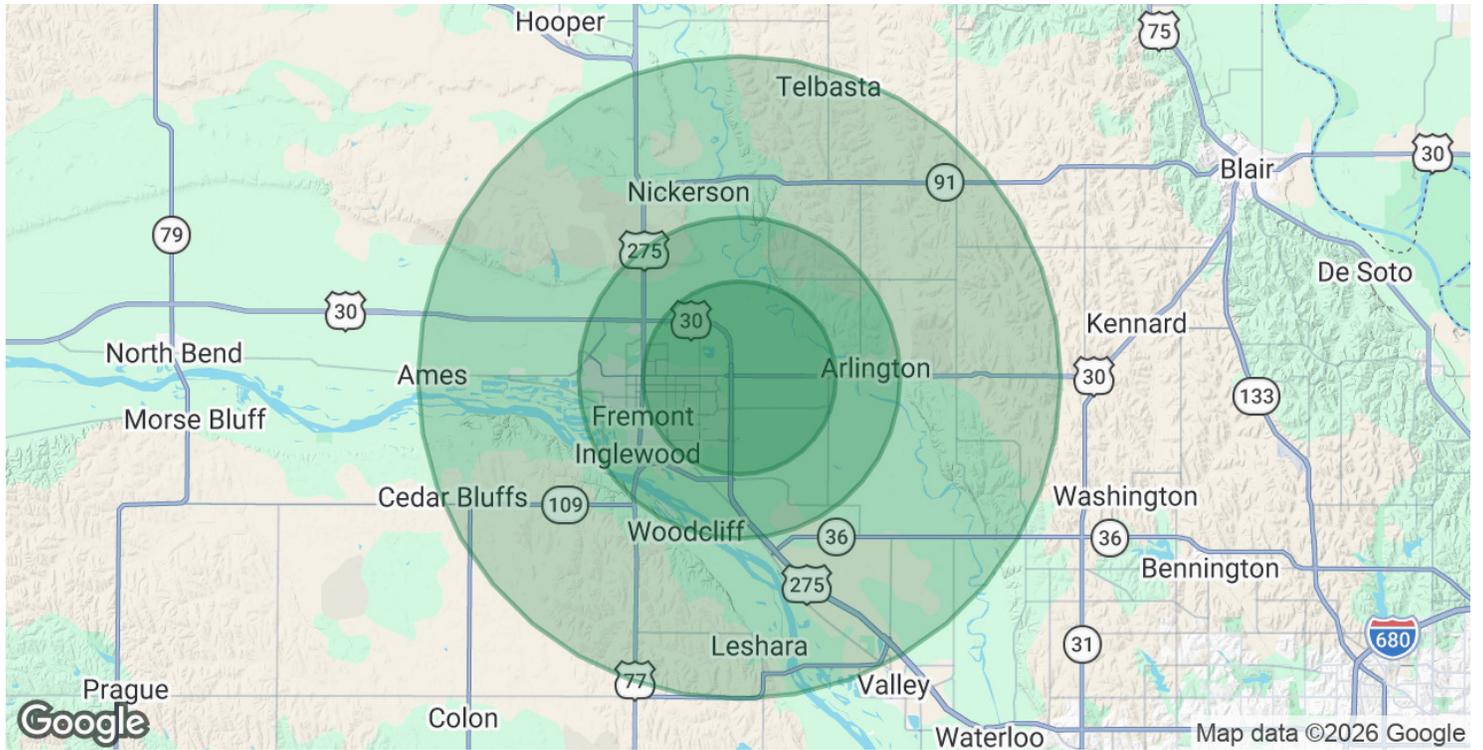
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## MIXED USE FOR SALE

## DEMOGRAPHICS MAP & REPORT



| POPULATION         | 3 MILES | 5 MILES | 10 MILES |
|--------------------|---------|---------|----------|
| Total Population   | 17,014  | 30,445  | 37,452   |
| Daytime Population | 15,886  | 28,275  | 33,577   |
| Employees in Area  | 9,145   | 15,779  | 19,382   |

| HOUSEHOLDS & INCOME | 3 MILES  | 5 MILES  | 10 MILES |
|---------------------|----------|----------|----------|
| Total Households    | 6,768    | 12,005   | 14,751   |
| Average HH Income   | \$91,159 | \$88,356 | \$94,148 |
| Median HH Income    | \$76,975 | \$73,643 | \$77,181 |

Demographics data derived from AlphaMap



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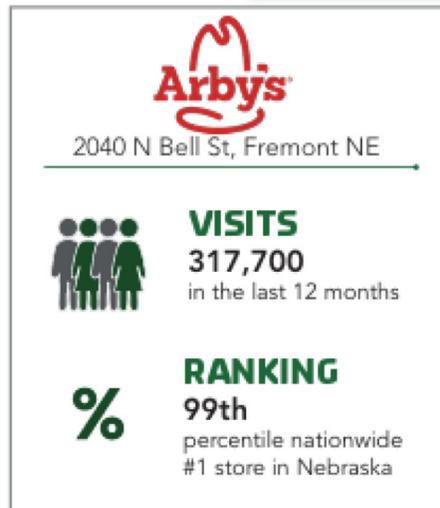
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## PLACER.AI DATA

Placer.ai Software offers transformative benefits for businesses by providing real-time, location-based consumer insights that drive smarter decision-making. With its robust data analytics capabilities, ACCESS uses it to help business owners glean insight into foot traffic, understand customer behavior, and analyze competitive trends with unparalleled accuracy. Whether optimizing site selection, tailoring marketing strategies, or measuring the effectiveness of campaigns, we use Placer.ai to equip businesses with actionable intelligence to stay ahead in dynamic markets. Its intuitive interface and visual reports make complex data accessible, empowering teams to make data-driven decisions that enhance operational efficiency and boost ROI.



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## DODGE COUNTY SPORTS COMPLEX

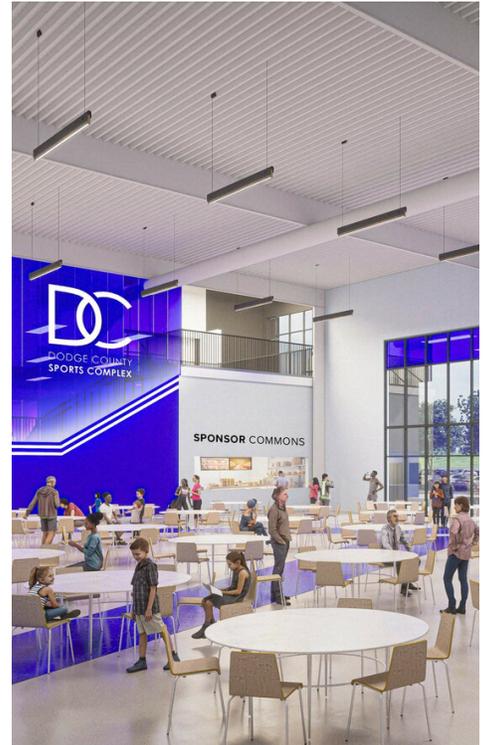
The Dodge County Sports Complex will be a community-managed, nonprofit sports facility built to address the growing needs of our youth community. It will allow local athletes the opportunity to seek training, instruction, and competition right here in Fremont. This will allow all youth of the Dodge County 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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## DODGE COUNTY SPORTS COMPLEX FLOOR PLANS



FIRST LEVEL FLOOR PLAN



SECOND LEVEL FLOOR PLAN



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## LISTING TEAM



### AMBER OLSON

Senior Broker Associate

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Direct: 402.618.5523

### PROFESSIONAL BACKGROUND

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.

### RECENT TRANSACTIONS

- Golf Galaxy - 120th & L St, Omaha, NE
- Ace Hardware - Shadow Lake, Papillion, NE
- Barnes & Nobles- Shadow Lake, Papillion, NE
- Sierra - Manawa Centre, Council Bluffs, IA
- Ross Dress for Less- Manawa Centre, Council Bluffs, IA
- Homegoods - Manawa Centre, Council Bluffs, IA

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