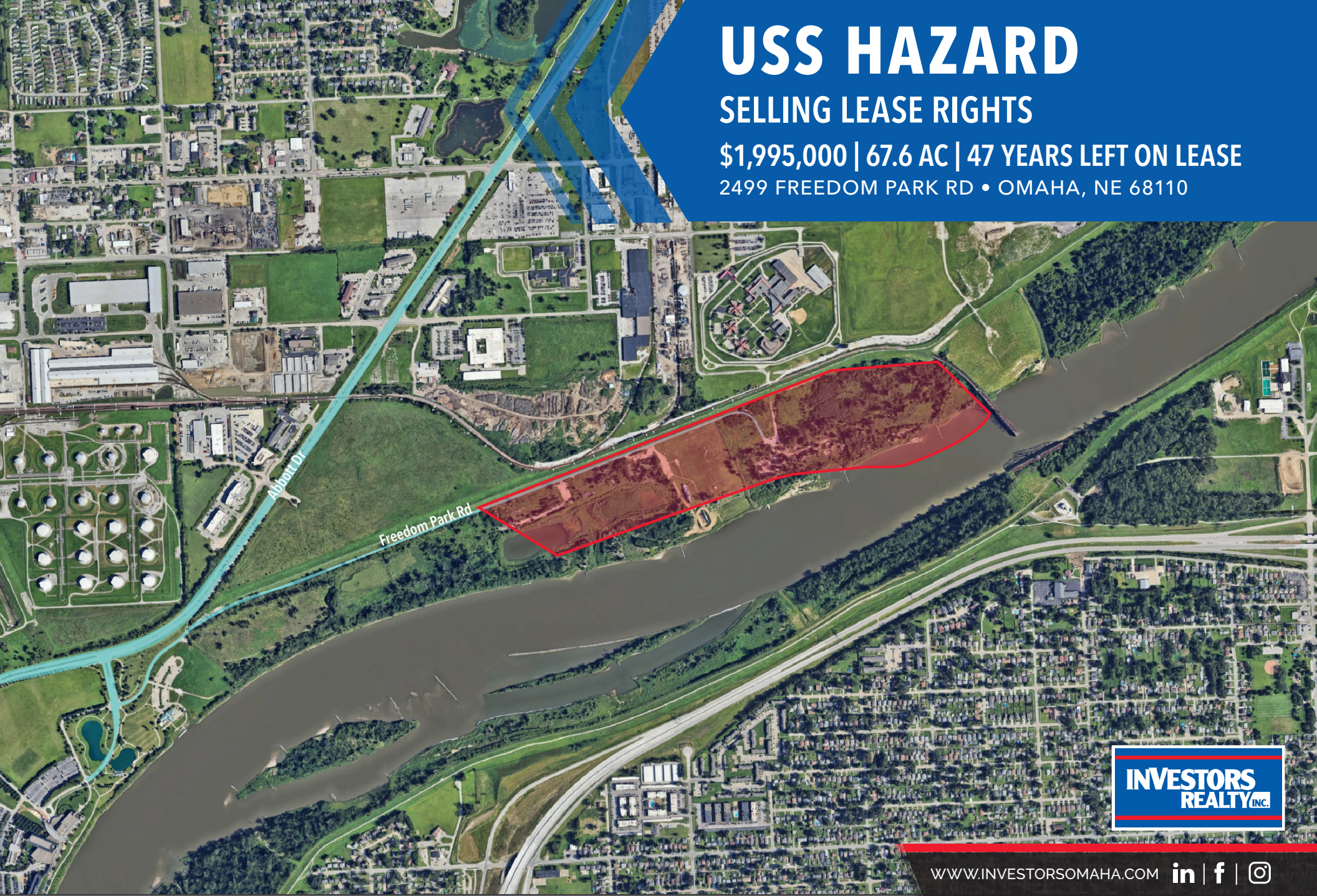


USS HAZARD

SELLING LEASE RIGHTS

\$1,995,000 | 67.6 AC | 47 YEARS LEFT ON LEASE

2499 FREEDOM PARK RD • OMAHA, NE 68110



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OFFERING SUMMARY

Sale Price	\$1,955,000
Lease Remaining	47 Years
Zoning	Heavy Industrial
Utilities	Water/Electrical/Gas - at or near site

PROPERTY HIGHLIGHTS

- » Potential Activation includes Park, RV Park, Campground, Marina, Outdoor Activation
- » Located North of Gallup Campus
- » Minutes from Downtown Omaha

SITE INFORMATION

County	Douglas
Site Size	67.6 AC
Location Description	North Downtown Riverfront

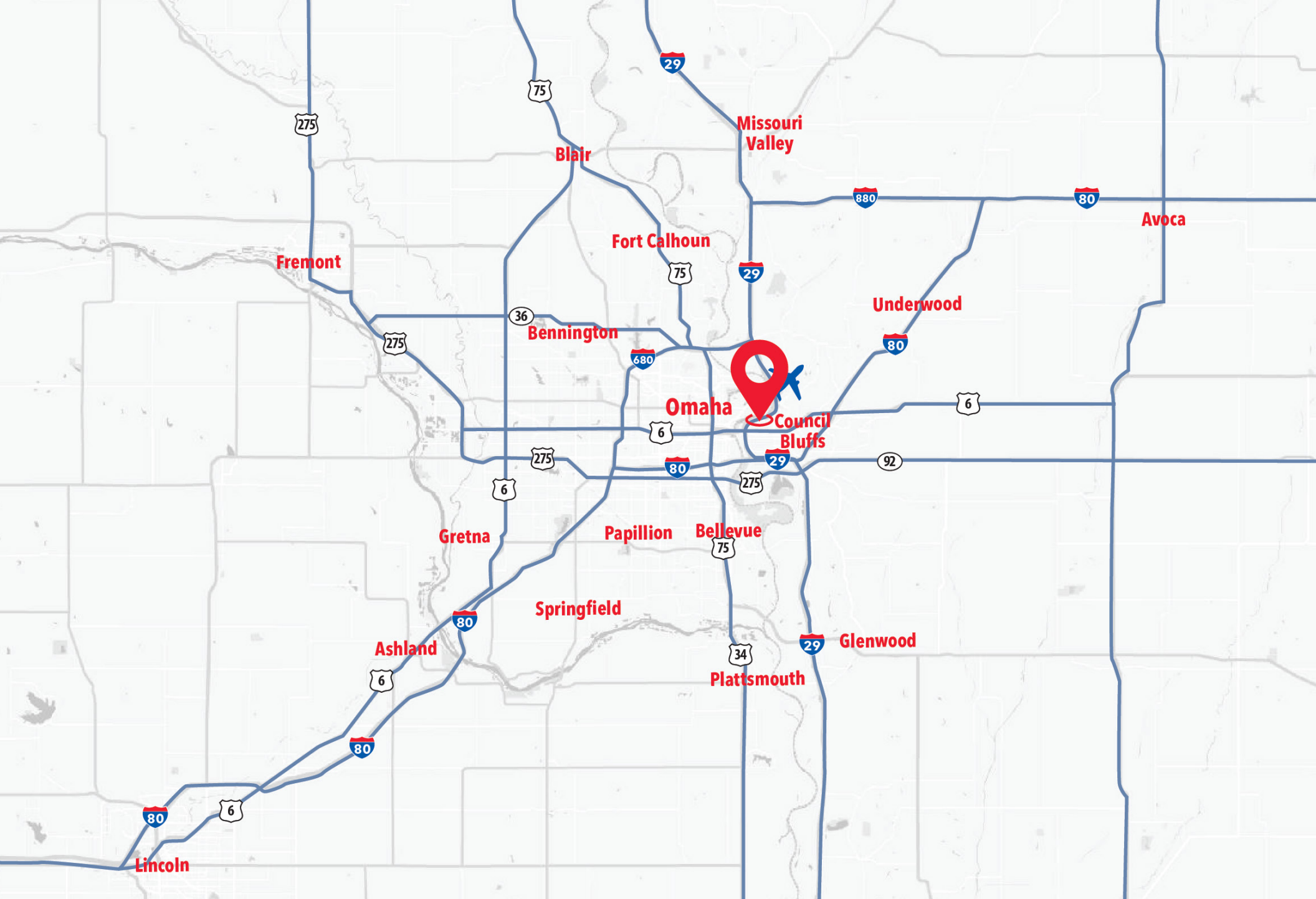
UTILITIES & AMENITIES

Site Condition	Located in flood way; Previously active Marina, Bar, RV Park
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FOR SALE
2499 FREEDOM PARK ROAD







POPULATION

100 MILES 1,901,956

200 MILES 7,037,024

400 MILES 27,896,610



HOUSEHOLDS

100 MILES 819,851

200 MILES 3,083,751

400 MILES 12,412,573



MSA POPULATION

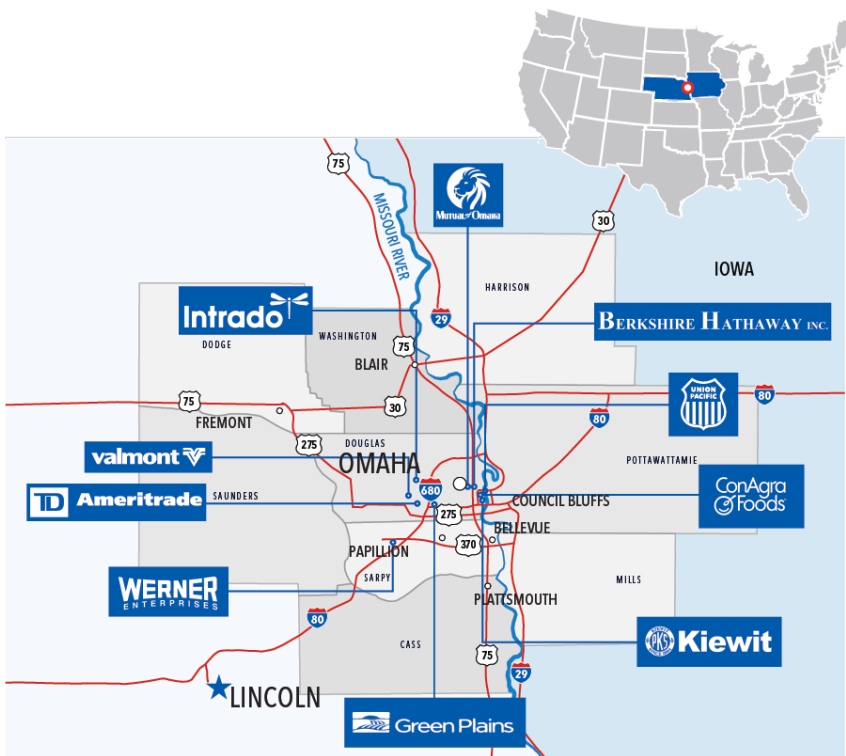
OMAHA 983,969

LINCOLN 344,387

TOTAL 1,328,356



U.S. Census Bureau



With the Omaha-Council Bluffs Metropolitan Statistical Area (MSA) now surpassing the one-million population mark, this region continues to thrive as a key economic and cultural hub. Omaha is renowned for its beef industry but is also rapidly emerging as a major technology center. The city's central location, well-educated workforce, and robust communications infrastructure fuel its diverse economy, which is built primarily on skilled-knowledge jobs.

Omaha's steady economy is supported by a low unemployment rate of 2.8%, one of the lowest in the nation, and its affordable cost of living makes it an attractive option for both companies and families. Between 2010 and 2016, the city grew by seven percent, surpassing the national average. Over the past decade, the MSA has added 31,000 jobs, double the national average.

Named one of the Top 10 Cities to Raise a Family, Omaha continues to offer an exceptional quality of life. The Henry Doorly Zoo and Aquarium ranks among the best in the world, and the city's sports scene draws fans from across the country, especially for the College World Series held every June. CHI Health Omaha Convention Center, the largest arena in the state, hosts a variety of events, including concerts, sports, rodeos, and family shows, and has even served as the venue for Summer Olympics Swim Trials and NCAA Division I Men's Basketball Tournaments.

Omaha is home to four Fortune 500 companies: Warren Buffett's Berkshire Hathaway, Kiewit Corporation, Union Pacific Corporation, and Mutual of Omaha. As one of the 39th fastest-growing metropolitan areas in the U.S., Omaha's neighboring Council Bluffs, Iowa, is also experiencing rapid growth, with both cities collaborating on major development and redevelopment projects.

Despite its growth, Omaha maintains its "20-minute city" reputation, where residents and visitors can reach nearly anywhere in town in a short amount of time. This makes Omaha a convenient and desirable place to live, work, and play.

OMAHA OFFERS BUSINESSES:

- » Strategic, central location
- » Hub of the nation's fiber connectivity
- » Pro-business climate; low cost of doing business
- » Business incentives that reward performance
- » Stable and healthy economy
- » Educated, motivated and affordable workforce
- » Savings on real estate costs
- » Lower cost of living
- » Available, reliable, and affordable utilities

FORTUNE 500 HEADQUARTERS:



OPERATIONAL HEADQUARTERS/DIVISIONS:



FORTUNE 1,000:

