

# YOUNES CAMPUS

10th Ave & Talmadge, Kearney, NE 68845

FOR LEASE or BUILD-TO-SUIT



[GOOGLE MAPS](#)

## FEATURES

- Join Younes Campus!
- Lease or Build-to-Suit opportunities available across the 300+ acre project
- North and South Younes Conference Centers welcome over 725,000 visitors each year
- Over 1,200 rooms across 9 name brand hotels on the Campus
- 209,000 square foot Sports Plex Now Open
- Drop Zone, a golf and pickleball entertainment venue, is set to open in April 2026
- Younes Crossing
  - ◇ New phase of development for junior box retail located north of the Sports Plex
  - ◇ Can accommodate small shops to boxes, as well as pad users

**younes**  
HOSPITALITY

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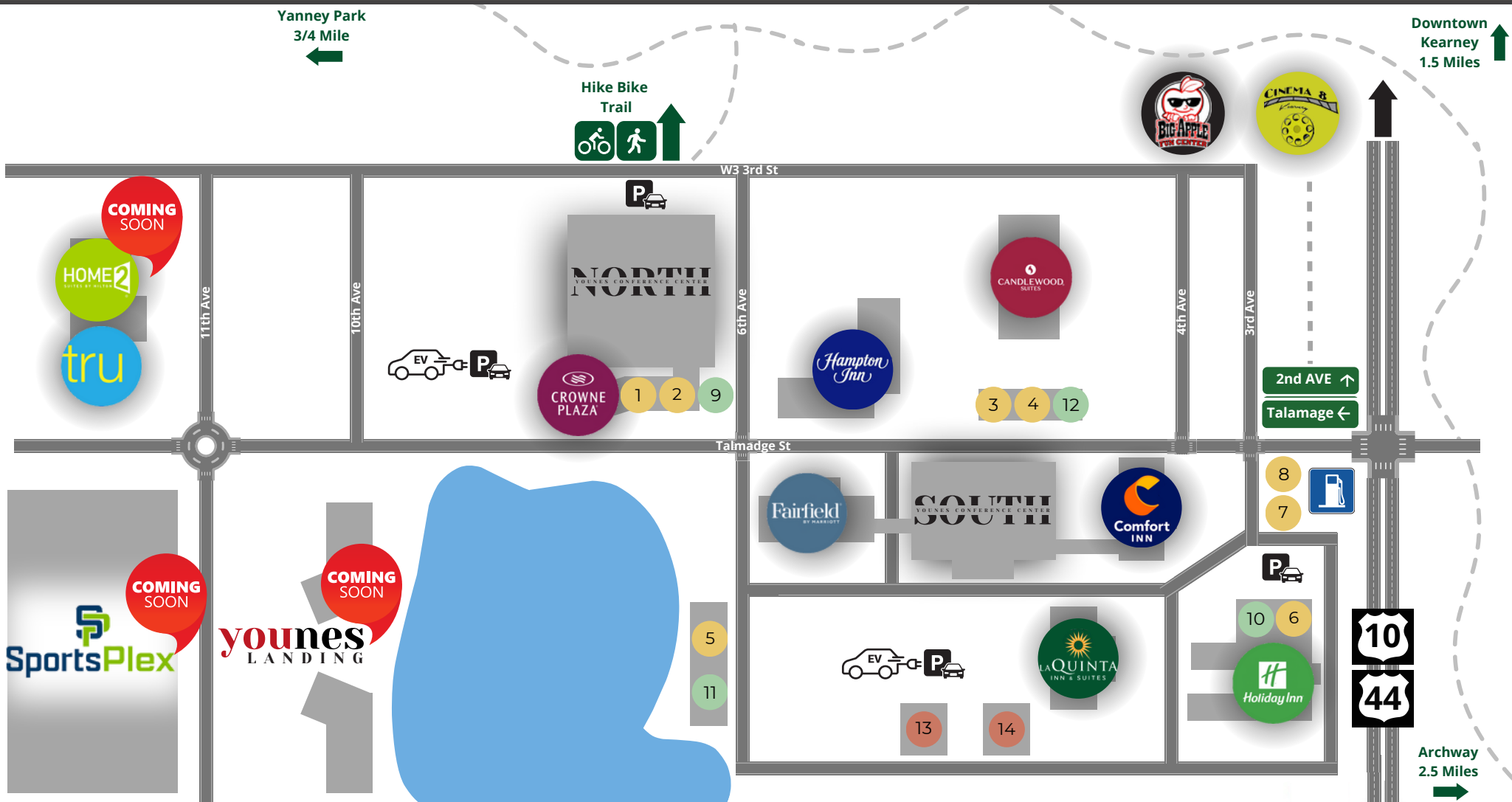


Yanney Park  
3/4 Mile  
←

Hike Bike  
Trail  
↑



Downtown  
Kearney  
1.5 Miles  
↑



## Restaurants

- 1 Fyre Modern Grill
- 2 Starbucks
- 3 Angus Burgers
- 4 Coppermill
- 5 Cunningham's on the Lake
- 6 Joy's Table
- 7 Subway
- 8 Godfather's Pizza

## Shopping & Spa

- 9 Y Boutique at the Crowne Plaza
- 10 Y Boutique at the Holiday Inn
- 11 U Med Spa
- 12 Grow Nebraska

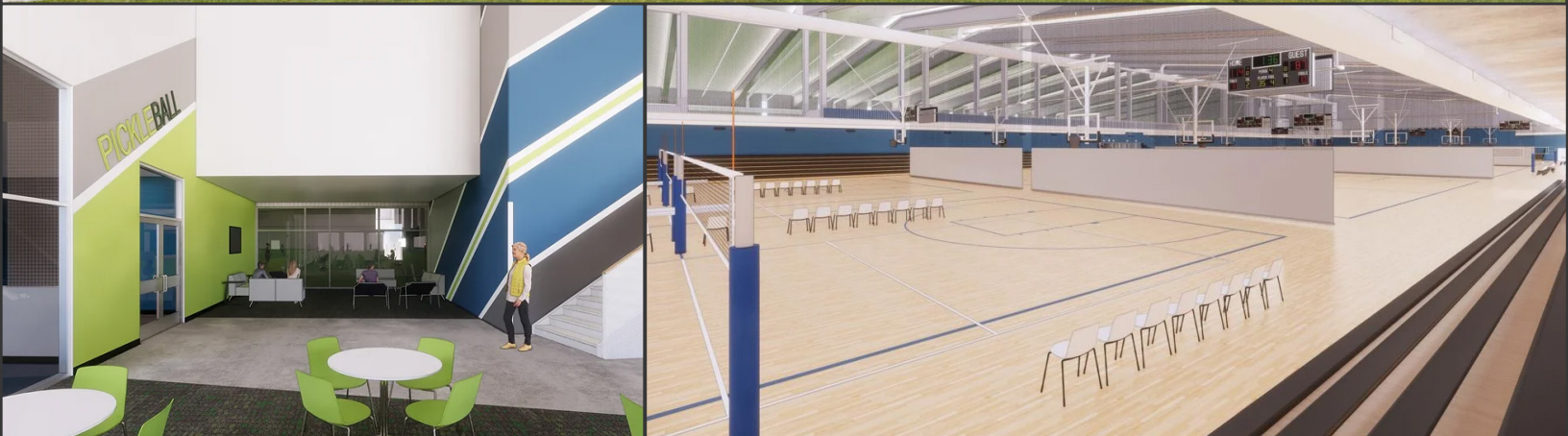
## Corporate

- 13 Dr. Roger's Family Practice
- 14 Corporate Building





# SPORTS PLEX



[VISIT OUR WEBSITE](#)

- 209,000 square foot Sports plex set NOW OPEN
- A climate controlled, multi-use athletic space with amenities to accomodate sports and events including youth & adult tournaments, camps, leagues, and recreation programs

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# DROP ZONE

- Golf and pickleball entertainment venue set to open in April 2026
- Will feature driving bays, a putt-putt course, and 2 pickleball courts



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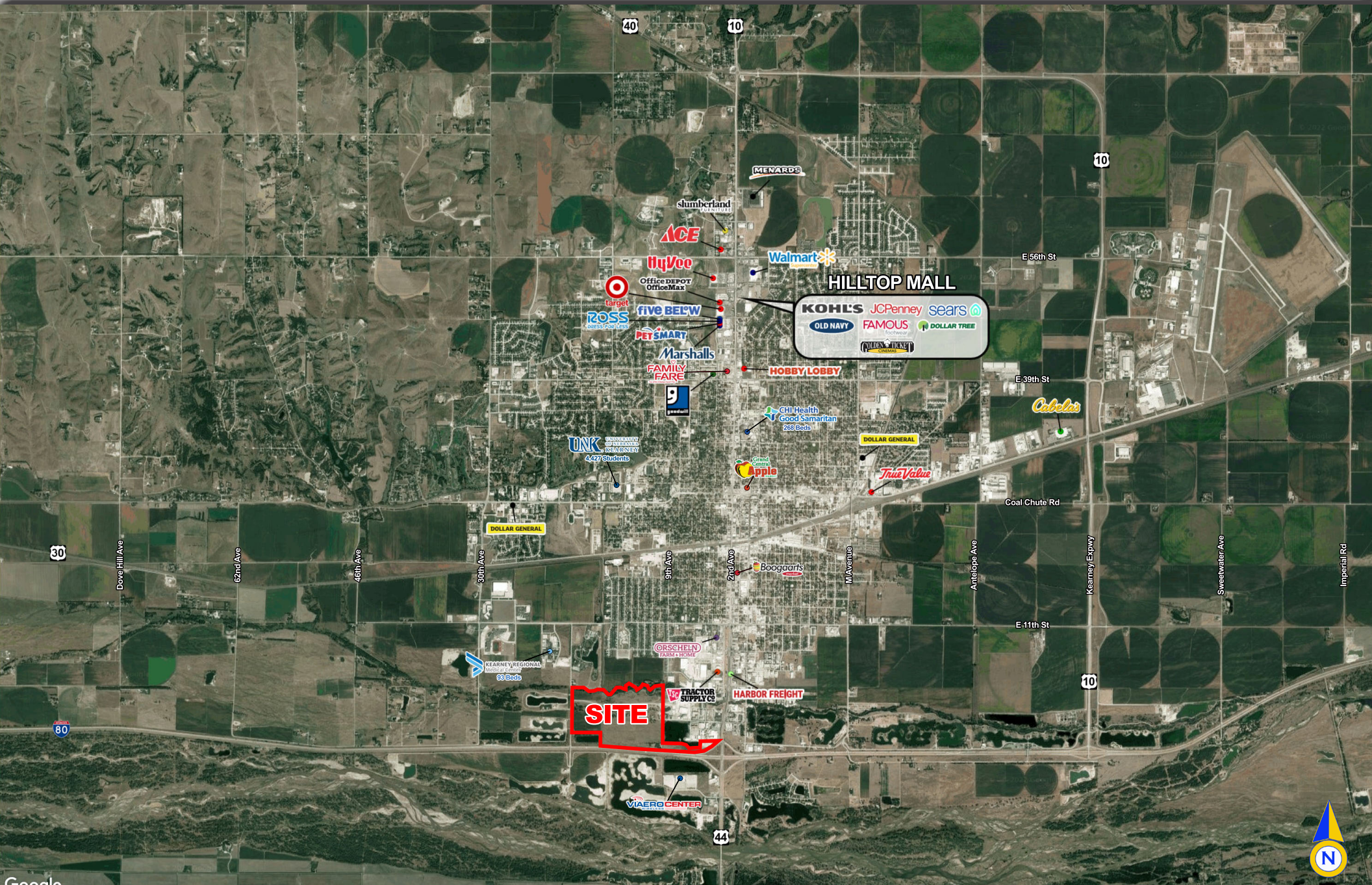
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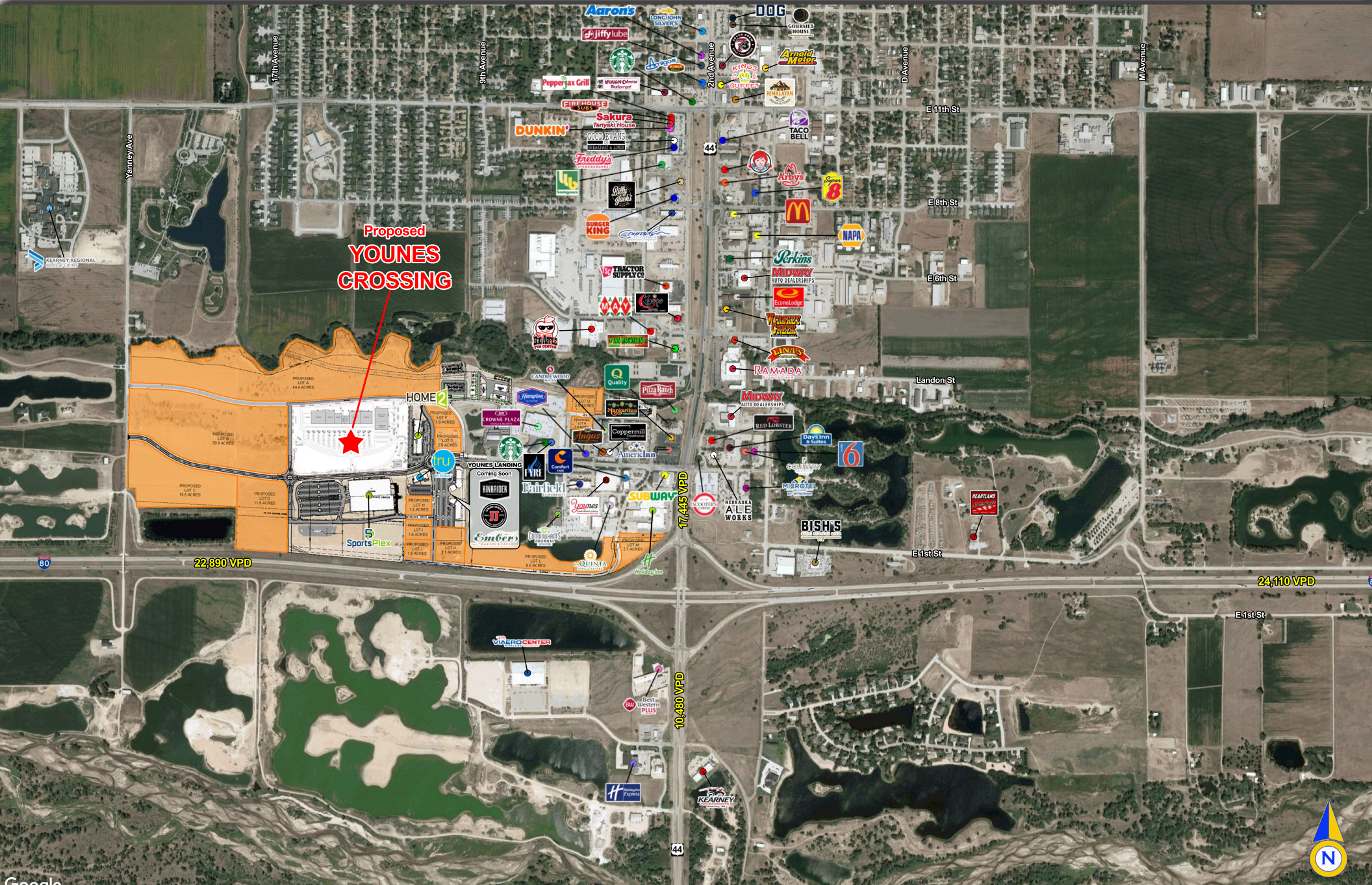
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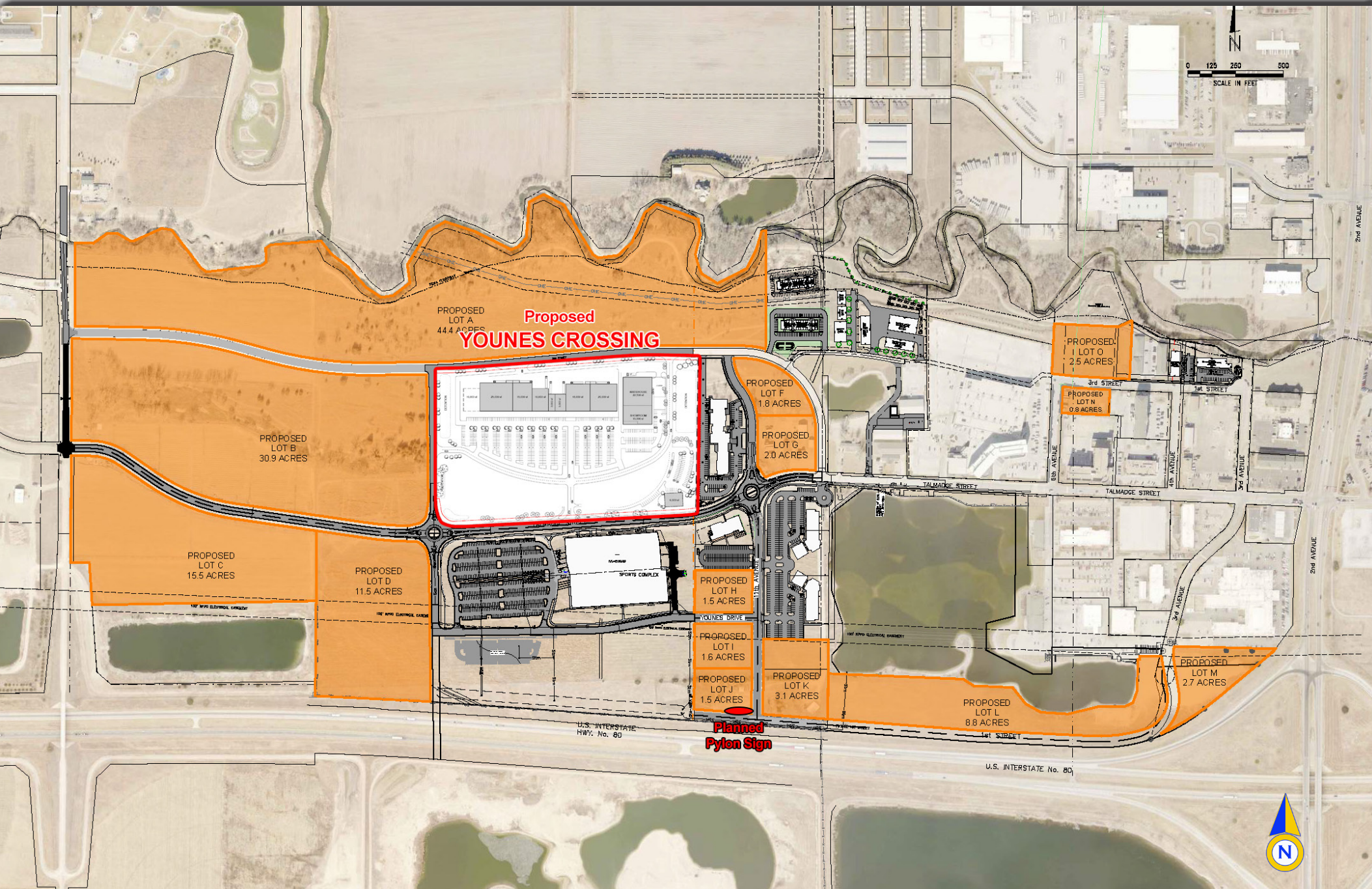
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Lat/Lon: 40.6738/-99.0952

10th Ave & Talmadge Rd Kearney, NE 68845	3 mi radius	5 mi radius	10 mi radius	Kearney
<b>Population</b>				
2025 Estimated Population	24,589	37,580	42,277	58,060
2030 Projected Population	24,994	38,344	43,083	58,737
2020 Census Population	24,130	36,561	41,123	56,772
2010 Census Population	23,118	33,561	37,432	52,591
Projected Annual Growth 2025 to 2030	0.3%	0.4%	0.4%	0.2%
Historical Annual Growth 2010 to 2025	0.4%	0.8%	0.9%	0.7%
2025 Median Age	31.3	33.8	34.5	34.8
<b>Households</b>				
2025 Estimated Households	9,942	15,231	17,003	23,274
2030 Projected Households	10,497	16,113	17,956	24,315
2020 Census Households	9,472	14,462	16,171	22,317
2010 Census Households	8,984	13,197	14,660	20,718
Projected Annual Growth 2025 to 2030	1.1%	1.2%	1.1%	0.9%
Historical Annual Growth 2010 to 2025	0.7%	1.0%	1.1%	0.8%
<b>Race and Ethnicity</b>				
2025 Estimated White	85.3%	86.7%	87.6%	88.8%
2025 Estimated Black or African American	1.9%	1.6%	1.5%	1.2%
2025 Estimated Asian or Pacific Islander	2.1%	2.0%	1.8%	1.4%
2025 Estimated American Indian or Native Alaskan	0.6%	0.5%	0.4%	0.4%
2025 Estimated Other Races	10.1%	9.2%	8.7%	8.2%
2025 Estimated Hispanic	12.5%	11.4%	10.7%	10.1%
<b>Income</b>				
2025 Estimated Average Household Income	\$90,442	\$99,413	\$102,626	\$102,467
2025 Estimated Median Household Income	\$69,005	\$75,238	\$77,303	\$75,747
2025 Estimated Per Capita Income	\$37,130	\$40,761	\$41,702	\$41,409
<b>Education (Age 25+)</b>				
2025 Estimated Elementary (Grade Level 0 to 8)	2.1%	1.9%	1.8%	2.3%
2025 Estimated Some High School (Grade Level 9 to 11)	5.3%	4.2%	4.0%	3.9%
2025 Estimated High School Graduate	24.7%	23.8%	23.2%	24.4%
2025 Estimated Some College	25.2%	23.1%	23.0%	23.4%
2025 Estimated Associates Degree Only	9.5%	9.4%	9.9%	11.0%
2025 Estimated Bachelors Degree Only	22.6%	24.1%	24.6%	23.6%
2025 Estimated Graduate Degree	10.6%	13.5%	13.4%	11.5%
<b>Business</b>				
2025 Estimated Total Businesses	1,262	1,720	1,872	2,443
2025 Estimated Total Employees	15,264	21,179	22,493	25,942
2025 Estimated Employee Population per Business	12.1	12.3	12.0	10.6
2025 Estimated Residential Population per Business	19.5	21.9	22.6	23.8



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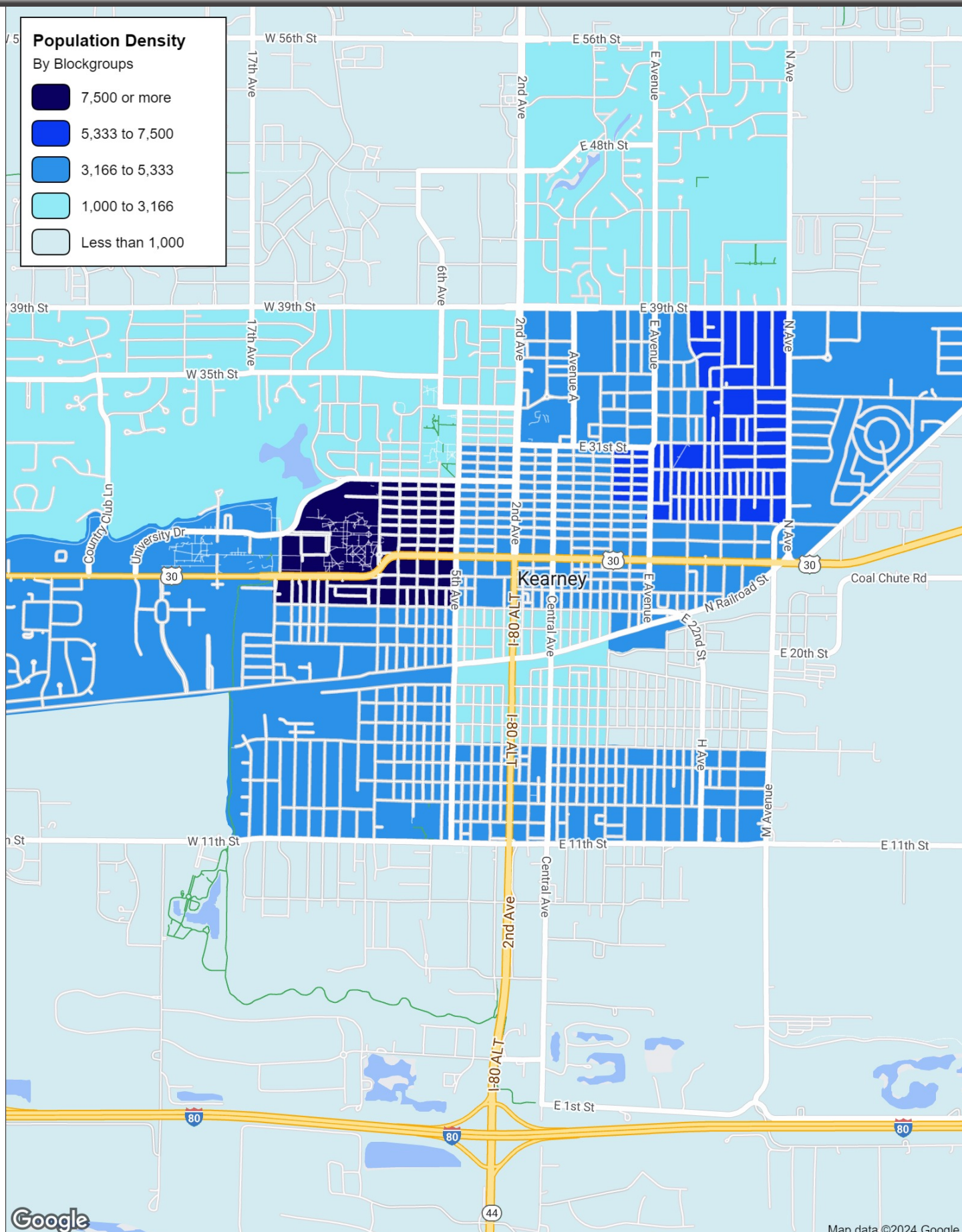
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