



Colten Adams
colten@oak-ire.com
402.394.7300

John Heine, CCIM, JD
john@oak-ire.com
402.702.2706



PROPERTY DESCRIPTION

Oak Investment Real Estate is pleased to present 4 newly constructed townhomes at the intersection of 120th Street and Schram Road. The property is directly adjacent to Papillion La Vista's Ashbury Elementary School and situated within the established Ashbury Hills neighborhood.

DEAL HIGHLIGHTS

- **Lowest Tax Rate among Douglas/Sarpy:** Total Mil Levy of 1.604359 is the lowest tax rate of any community in both Douglas and Sarpy County.
- **Adjacent to Ashbury Elementary School:** offering convenient and walkable access for residents.
- **Located just off Highway 370:** with quick access to Costco and Shadow Lake Towne Center (8 minutes), Gretna and Bellevue (12 minutes)
- **Beautifully Built Out:** All four units are fully finished and ready for immediate occupancy

OFFERING SUMMARY

Sale Price:	\$1,400,000
Number of Units:	4
Price Per Square Foot:	\$163.25
Lot Size:	15,781 SF
Total Square Footage:	8,576 SF

BUILDING	SQFT	BED BATH	GARAGE STALLS
12006 Edgewater Dr	2,238 SF	5 Bed 4 Bath	2
12002 Edgewater Dr	2,238 SF	5 Bed 4 Bath	2
12354 Edgewater Dr	2,050 SF	4 Bed 3 Bath	2
12350 Edgewater Dr	2,050 SF	4 Bed 3 Bath	2

Colten Adams
colten@oak-ire.com
402.394.7300

John Heine, CCIM, JD
john@oak-ire.com
402.702.2706

Information presented has been gathered from sources deemed reliable, but is not guaranteed by Oak Investment Real Estate, LLC, or its agents, and is subject to change, corrections, errors and omissions, or withdrawal without notice.



PAPILLION LA VISTA
COMMUNITY SCHOOLS
Be known for greatness
ASHBURY
ELEMENTARY SCHOOL

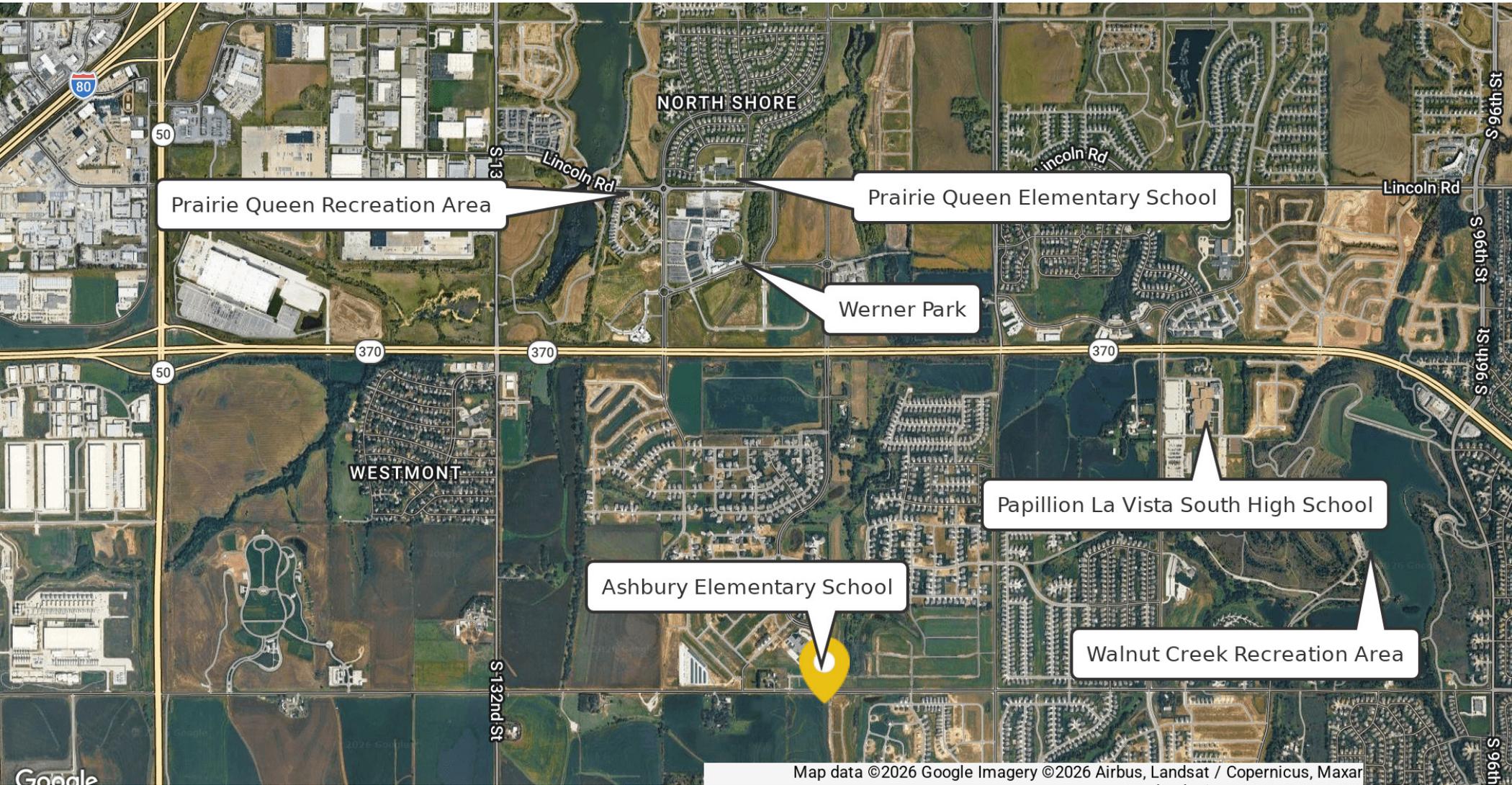
120th St

Schram Rd

Colten Adams
colten@oak-ire.com
402.394.7300

John Heine, CCIM, JD
john@oak-ire.com
402.702.2706

Information presented has been gathered from sources deemed reliable, but is not guaranteed by Oak Investment Real Estate, LLC, or its agents, and is subject to change, corrections, errors and omissions, or withdrawal without notice.



Map data ©2026 Google Imagery ©2026 Airbus, Landsat / Copernicus, Maxar

Colten Adams
colten@oak-ire.com
402.394.7300

John Heine, CCIM, JD
john@oak-ire.com
402.702.2706

Information presented has been gathered from sources deemed reliable, but is not guaranteed by Oak Investment Real Estate, LLC, or its agents, and is subject to change, corrections, errors and omissions, or withdrawal without notice.



Colten Adams
colten@oak-ire.com
402.394.7300

John Heine, CCIM, JD
john@oak-ire.com
402.702.2706

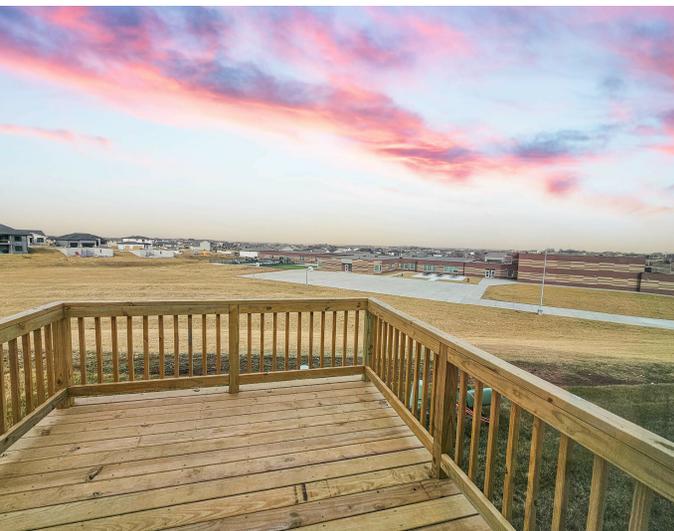
Information presented has been gathered from sources deemed reliable, but is not guaranteed by Oak Investment Real Estate, LLC, or its agents, and is subject to change, corrections, errors and omissions, or withdrawal without notice.



Colten Adams
colten@oak-ire.com
402.394.7300

John Heine, CCIM, JD
john@oak-ire.com
402.702.2706

Information presented has been gathered from sources deemed reliable, but is not guaranteed by Oak Investment Real Estate, LLC, or its agents, and is subject to change, corrections, errors and omissions, or withdrawal without notice.



Colten Adams
colten@oak-ire.com
402.394.7300

John Heine, CCIM, JD
john@oak-ire.com
402.702.2706

Information presented has been gathered from sources deemed reliable, but is not guaranteed by Oak Investment Real Estate, LLC, or its agents, and is subject to change, corrections, errors and omissions, or withdrawal without notice.



Colten Adams
colten@oak-ire.com
402.394.7300

John Heine, CCIM, JD
john@oak-ire.com
402.702.2706

Information presented has been gathered from sources deemed reliable, but is not guaranteed by Oak Investment Real Estate, LLC, or its agents, and is subject to change, corrections, errors and omissions, or withdrawal without notice.



1

11704 S 125TH ST

Papillion, NE 68046

On Market

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
3 Bed 2 Bath	\$3,250	1,738 SF	\$1.87



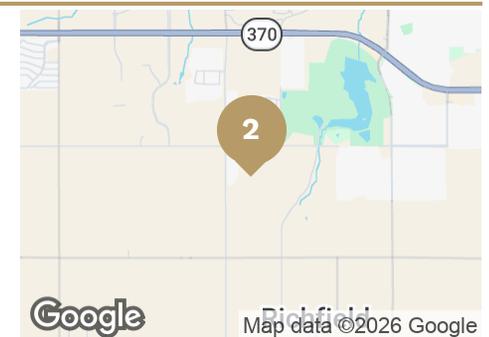
2

11110 PORTAGE DR

Papillion, NE 68046

On Market

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
3 Bed 4 Bath	\$3,900	2,561 SF	\$1.52



3

13909 GREENFIELD RD

Omaha, NE 68138

On Market

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
4 Bed 2 Bath	\$3,200	1,463 SF	\$2.19



Colten Adams
colten@oak-ire.com
402.394.7300

John Heine, CCIM, JD
john@oak-ire.com
402.702.2706

Information presented has been gathered from sources deemed reliable, but is not guaranteed by Oak Investment Real Estate, LLC, or its agents, and is subject to change, corrections, errors and omissions, or withdrawal without notice.

