

HIGHWAY 6 & SANDSTONE LANE

4.79 ACRES | \$21.00 - \$24.00 / SF

12004 & 12110 STANDING STONE DRIVE, GRETNA, NE 68028



**INVESTORS
REALTY INC.**

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12004 & 12110 STANDING STONE DRIVE

EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$21.00 - \$24.00 / SF
Lot Size AC:	4.79 Acres
Lot Size SF:	208,652.4 SF
Location Description:	On the southwest corner of Sandstone Lane and Standing Stone Drive fronting Highway 6 in Gretna.

PROPERTY OVERVIEW

Take advantage of two commercially zoned parcels along Highway 6 in Gretna, NE. Ideal for retail development.

PROPERTY HIGHLIGHTS

- 4.79 acres of commercially zoned land available in Gretna, the fastest growing city in Nebraska
- Prime retail location, perfect for restaurants, a carwash, bank, and strip malls
- Conveniently located two miles from Exit 432 on Interstate 80 and the Nebraska Crossing Outlet mall
- 12004 Standing Stone Drive is situated on Highway 6 with exceptional exposure to more than 16,000 cars per day
- Directly adjacent to the new 150-acre Gretna Crossing Park, that will include sporting fields, trails, amphitheater, dog park, and indoor/outdoor aquatic center

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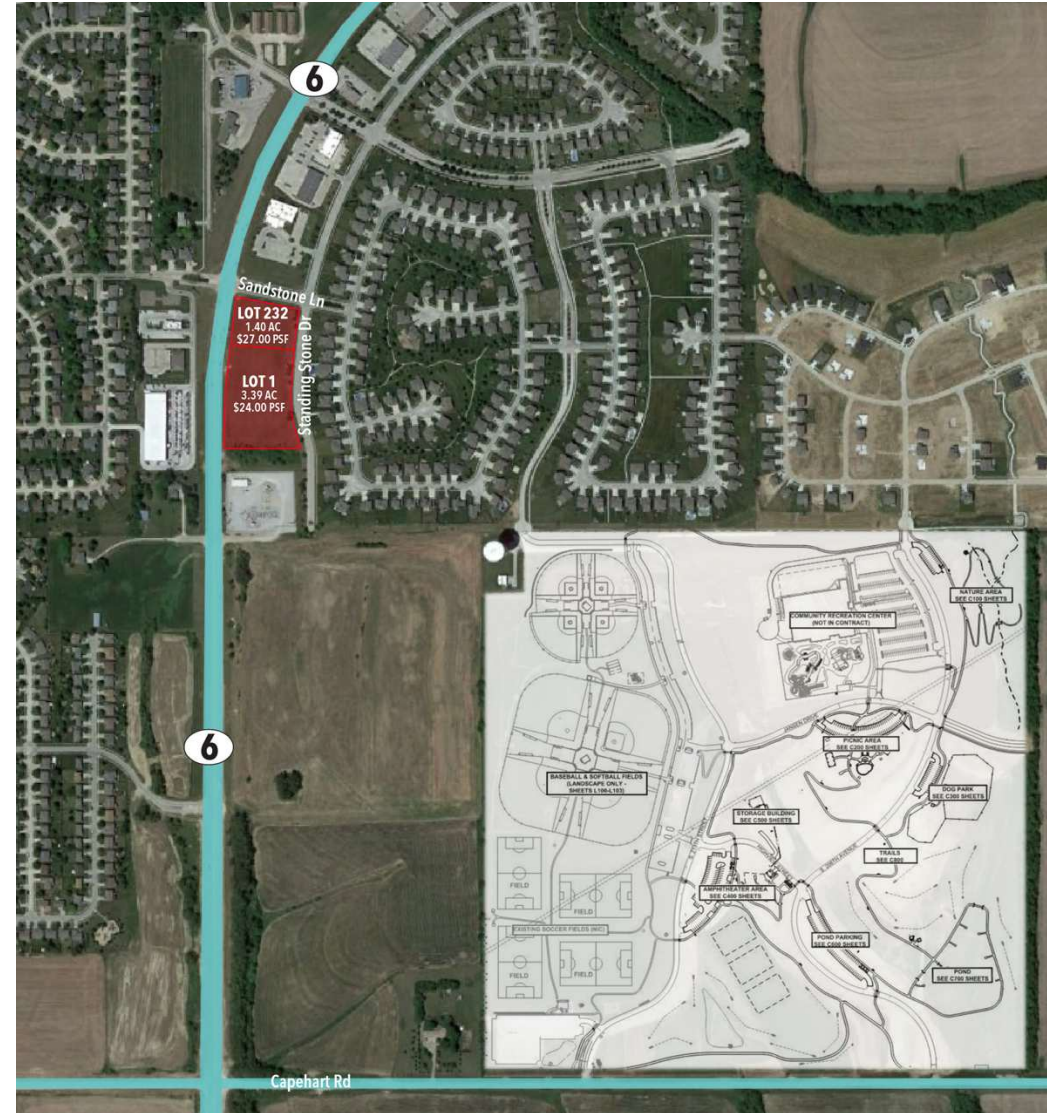
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12004 & 12110 STANDING STONE DRIVE LAND LOTS

STATUS	LOT #	SUB-TYPE	SIZE	PRICE
Available	232	Retail	1.4 Acres	\$24.00 / SF
Available	1	Retail	3.39 Acres	\$21.00 / SF



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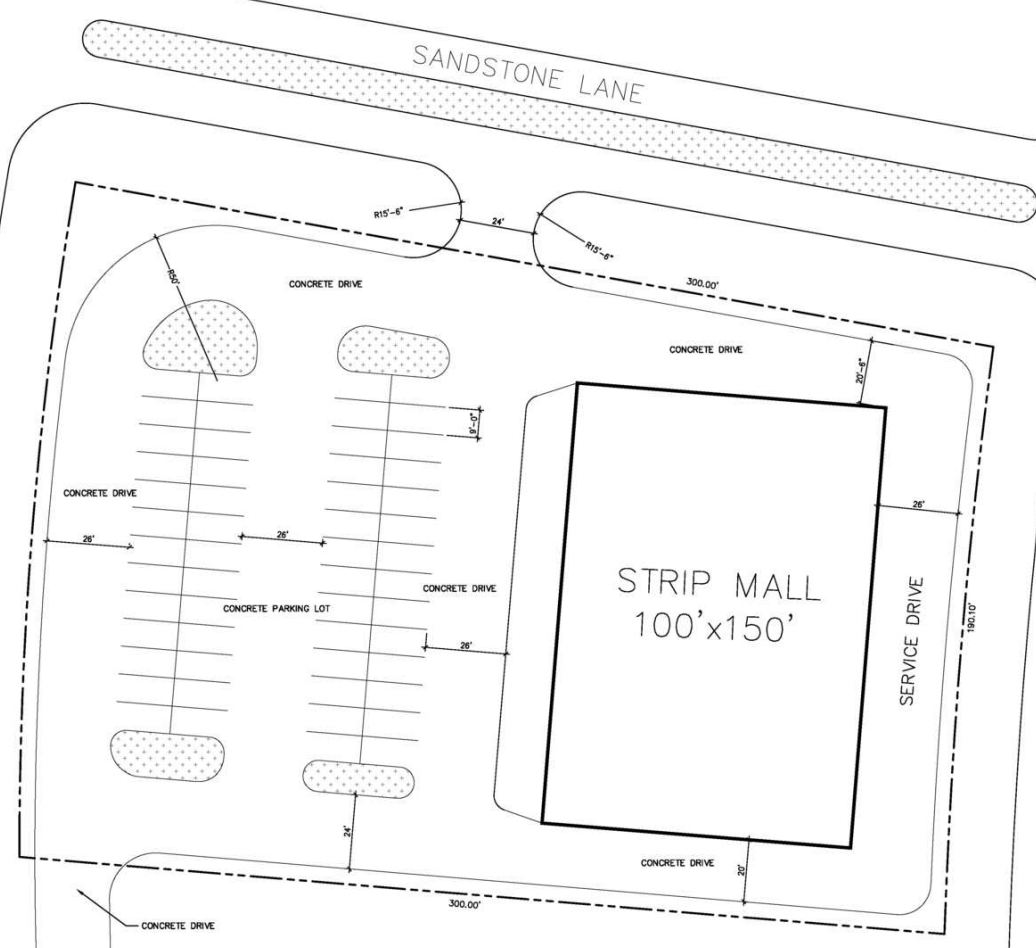




2729 Kraft Lane Heritage Hills
Missouri Valley, Iowa 51555
Phone 402-934-1907

Emswiler Architecture
ARCHITECTURE

HIGHWAY 6



LOT 232 STANDING STONE (1.40 ACRES)

SITE PLAN
SCALE: 1"=20'-0"

BRIAN GIBBS

PROPOSED DEVELOPMENT

Highway6/Sandstone Lane
Gretna, Nebraska

June 3, 2022

SITE PLAN

C1



12004 & 12110 STANDING STONE DRIVE
RETAILER MAP



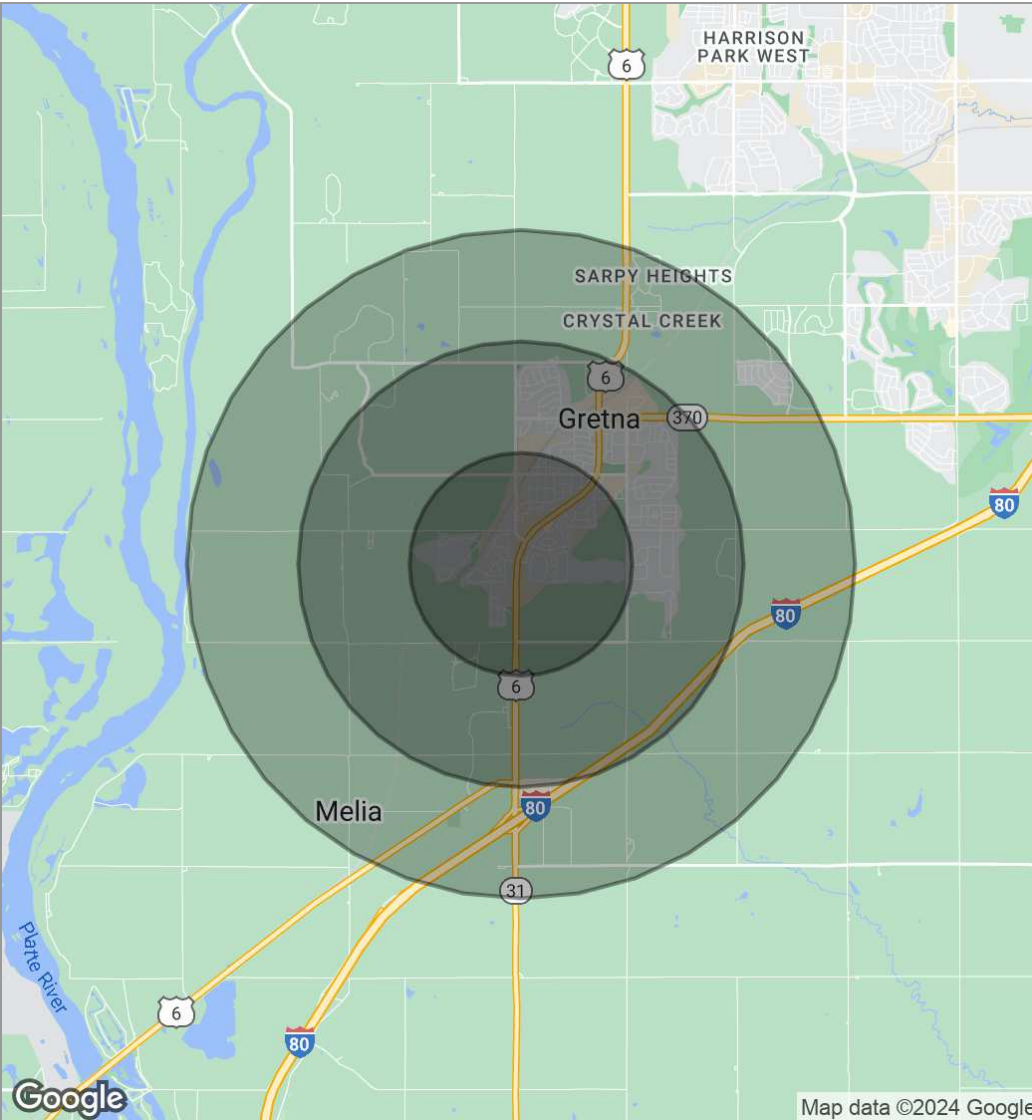
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POPULATION	1 MILE	2 MILES	3 MILES
Total population	2,182	7,372	9,664
Median age	32.4	34.6	34.8
Median age (Male)	29.7	33.0	34.1
Median age (Female)	34.5	36.1	35.5
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	791	2,779	3,512
# of persons per HH	2.8	2.7	2.8
Average HH income	\$101,412	\$99,907	\$108,606
Average house value	\$220,982	\$245,326	\$262,238

** Demographic data derived from 2020 ACS - US Census*