

FOR SALE

PAWNEE ROAD

NEWPORT LANDING CIRCLE

LOT 2

BENNINGTON LAKE

NEWPORT LANDING

Lot 2, Newport Landing Cir, Bennington, NE 68007

SETH V. CAMPBELL

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REAL ESTATE

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PROPERTY DESCRIPTION

Prime commercial lot in Newport Landing, located on Bennington Lake. Offers direct lake views and is located along hiking trails. Accessible by car, boat, and walking path. Strong potential for a restaurant or café serving the local community.

LOCATION DESCRIPTION

Located on Newport Landing Circle along Bennington Lake, this property offers convenient access to Highway 36 and Pawnee Road.

PROPERTY HIGHLIGHTS

- Accessible by car, boat, and walking trail
- Lake views
- Easily Accessible
- Ideal for a restaurant or cafe
- Hiking trails along the water's edge

OFFERING SUMMARY

Sale Price:	Undisclosed
Lot Size:	2.463 Acres
Current Zoning:	Residential
Lot:	Shovel-Ready



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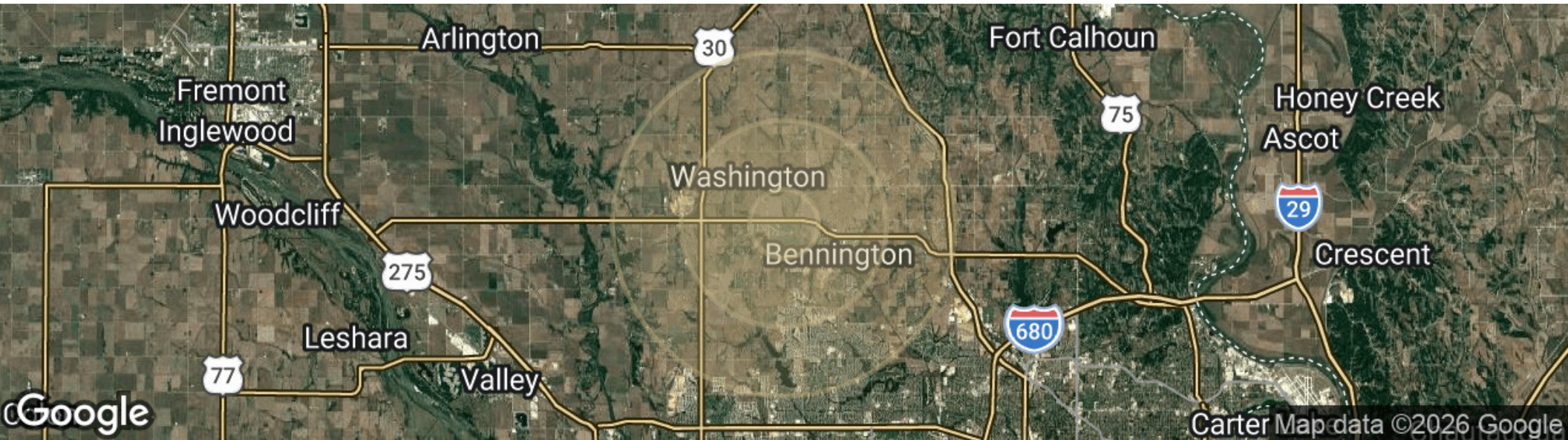
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	951	7,981	31,429
Average Age	40	37	36
Average Age (Male)	39	36	36
Average Age (Female)	40	37	37

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	338	2,610	10,689
# of Persons per HH	2.8	3.1	2.9
Average HH Income	\$180,516	\$158,749	\$149,511
Average House Value	\$790,942	\$568,892	\$458,435

Demographics data derived from AlphaMap

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BENNINGTON - SMALL TOWN, BIG POTENTIAL

Bennington, Nebraska is a picturesque small town nestled just northwest of Omaha. With a population of approximately 2,026 residents, it offers a peaceful and friendly atmosphere. The town boasts a rich history, having been founded in 1887 and incorporated in 1892, and is known for its strong sense of community. Residents enjoy access to beautiful parks, recreational areas, and annual events like Bennington Daze, which features a parade, carnival rides, and local food vendors. Despite its small-town charm, Bennington is conveniently located just 10 miles from Omaha, providing easy access to urban amenities while maintaining a tranquil rural setting.

Omaha serves as the economic and cultural hub of eastern Nebraska, offering a wide range of dining, shopping, healthcare, and entertainment options. With a vibrant downtown, numerous museums, a thriving music and arts scene, and major employers in healthcare, finance, and tech, Omaha provides the conveniences of a large city while remaining accessible from surrounding communities like Bennington.

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NEWPORT LANDING | MEET THE TEAM

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