



Maple 180

180th & W Maple, Omaha, NE 68022

NEW DEVELOPMENT



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MAPLE 180

180th St & W Maple Rd, Omaha, NE 68022

The Lerner Company

BROKERAGE DEVELOPMENT MANAGEMENT



Features:

- 34 acre site on the NE corner of 180th Street & W Maple Road.
- W Maple Road is the primary retail & residential growth corridor for NW Omaha.
- Located in close proximity to national retailers and restaurants such as; Walmart Supercenter, Super Target, Ross Dress for Less, Five Below, PetSmart, Aldi, Hobby Lobby, McDonald's, Freddy's Frozen Custard, Panda Express, and Taco Bell.
- Elkhorn North High School under construction immediately north of the site, plus numerous apartment and residential projects in the area.

Land Size

34 Acres

Size Range

TBD

Traffic Counts

180th St & W Maple Rd.
20,670 vpd

Lease Terms

Sanitary Sewer: Yes

Storm Sewer: Yes

Water, Gas, Electric: Yes

Site Data

Zoning: CC

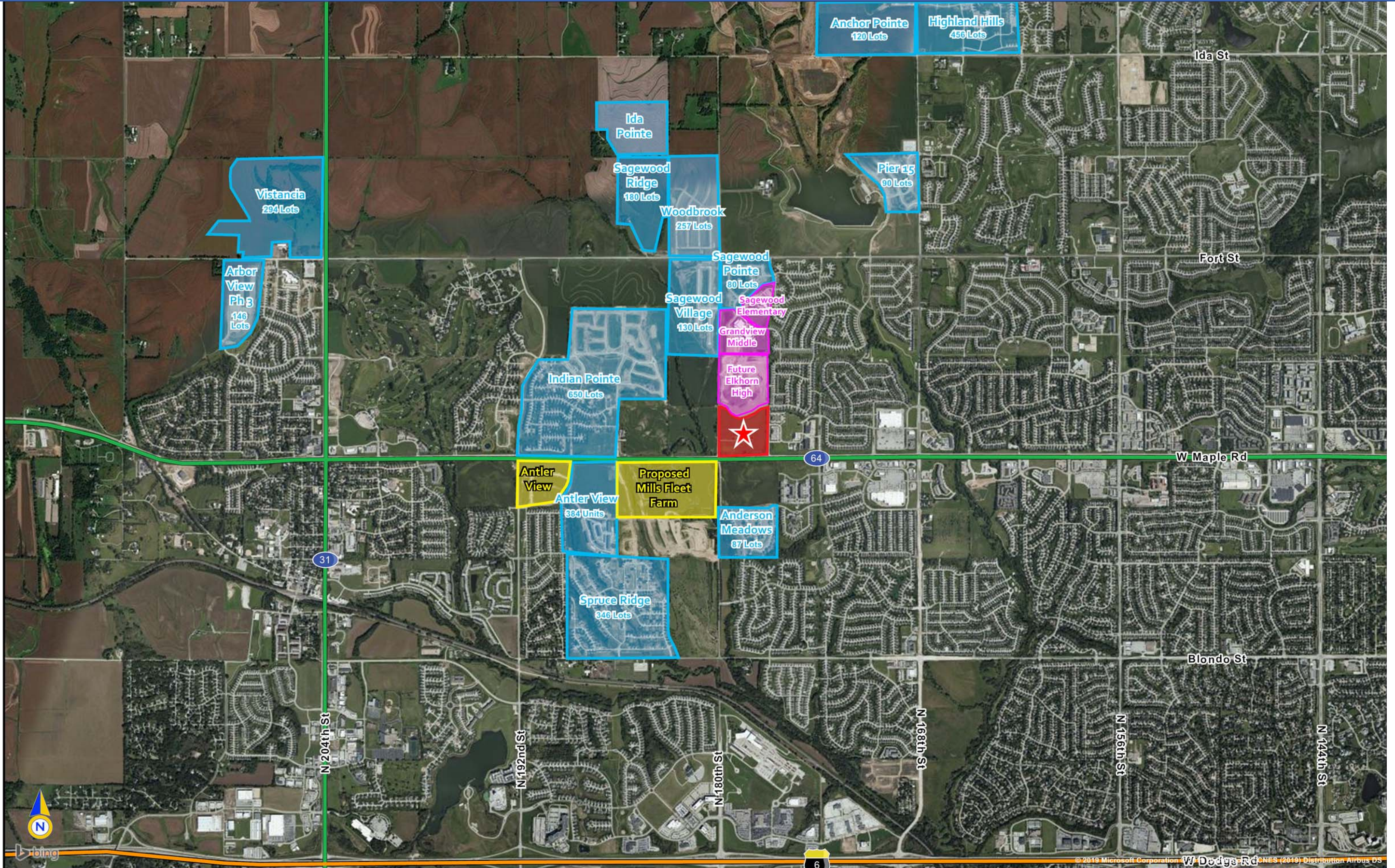
Land Available: 34 Acres

Lot Size	SF	Price	Availability
34 Acres	200,000+ SF	Negotiable	Immediately



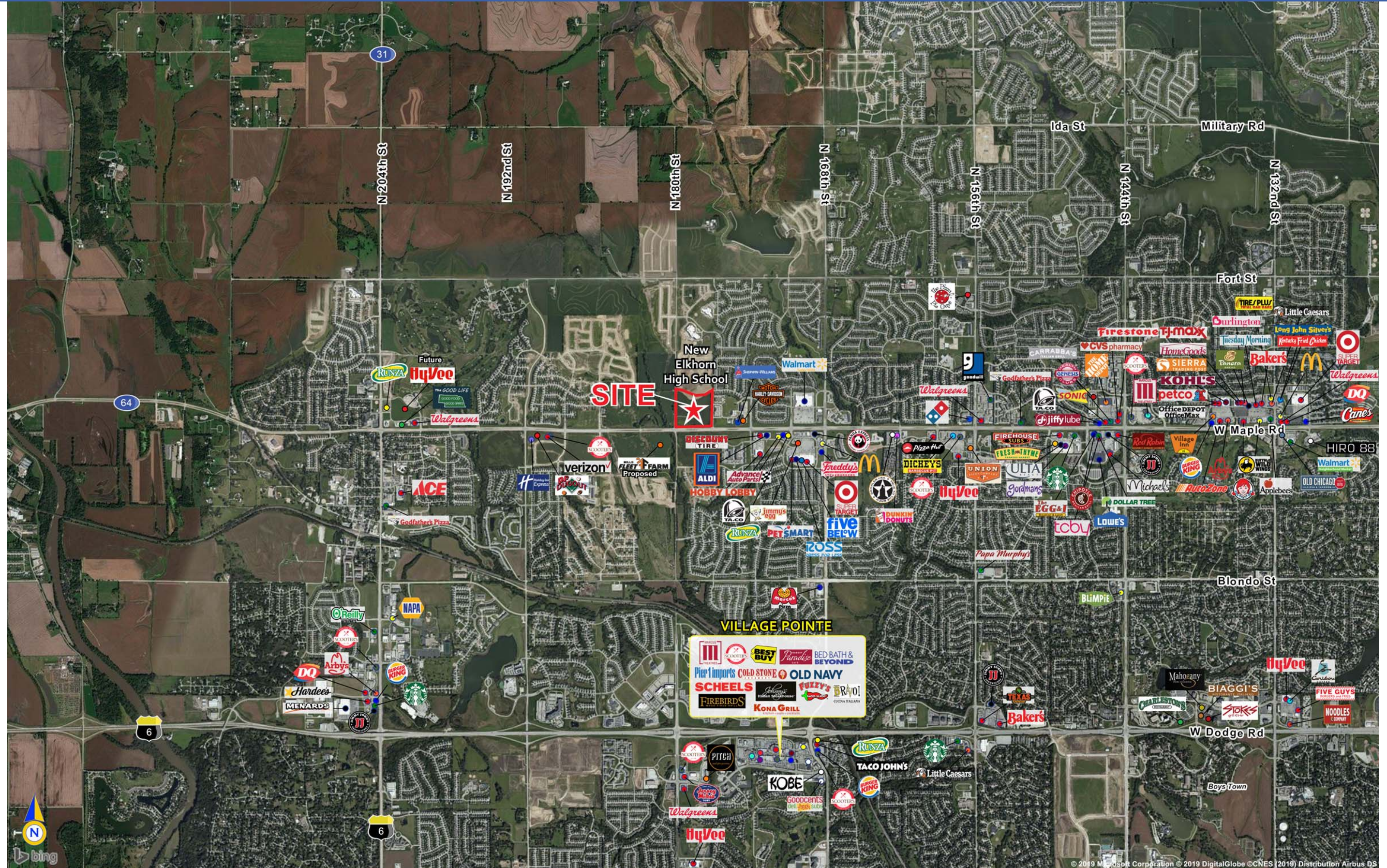
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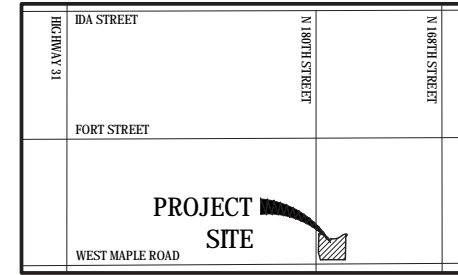
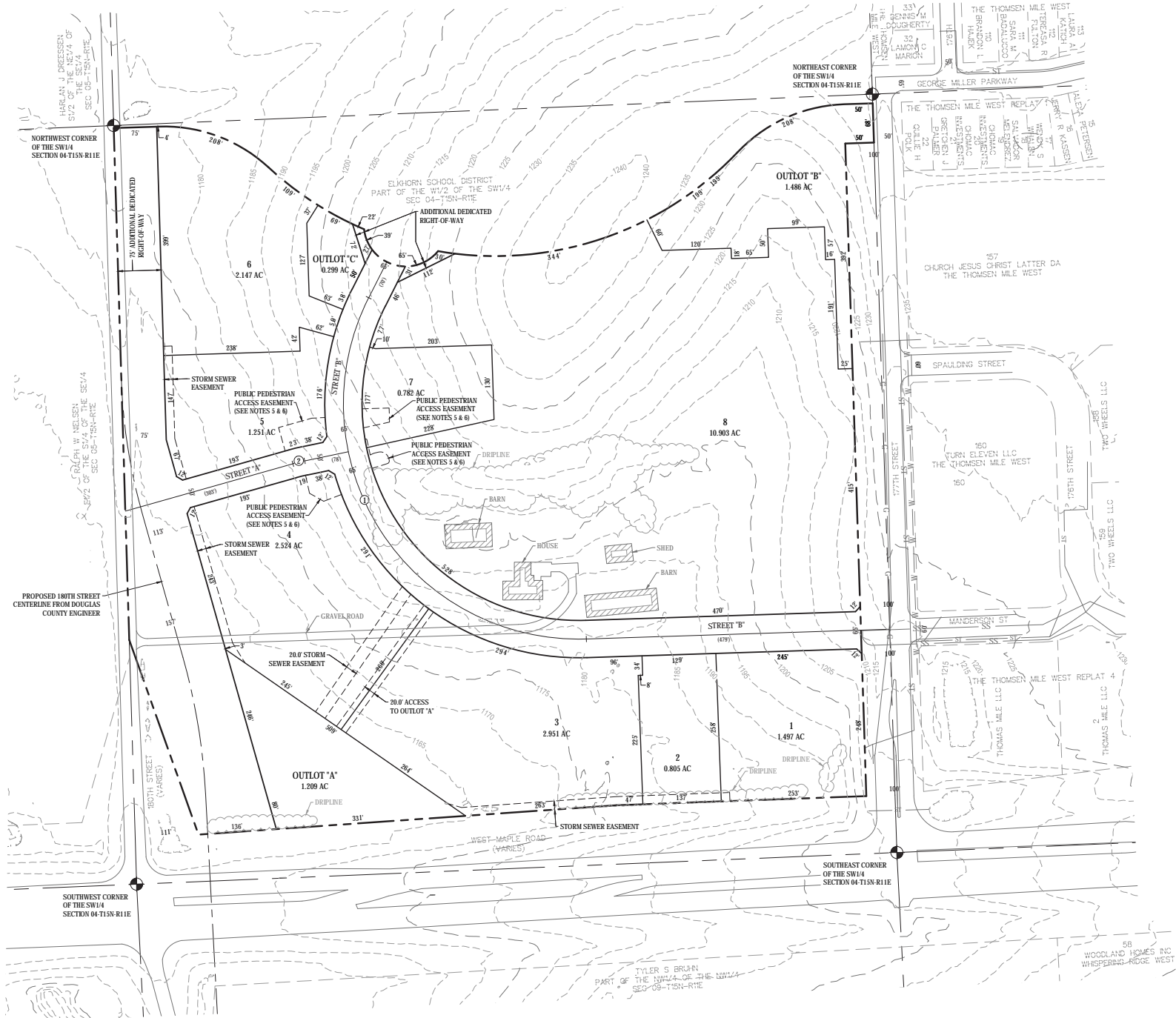
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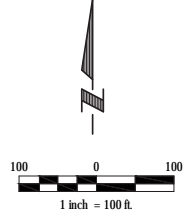
Preliminary Plat



VICINITY MAP

LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENTS
- BUILDING
- - - - - EXIST. MAJOR CONTOURS
- - - - - EXIST. MINOR CONTOURS
- ST --- EXIST. STORM SEWER
- SS --- EXIST. SANITARY SEWER
- W --- EXIST. WATER
- G --- EXIST. GAS



CENTERLINE CURVE TABLE

CURVE	RADIUS
1	410.00'
2	300.00'

LEGAL DESCRIPTION
 A TRACT OF LAND LOCATED IN PART SW1/4 OF SW1/4 OF SECTION 04, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.
 SAID TRACT OF LAND CONTAINS 1,365.82 SQUARE FEET OR 31.355 ACRES, MORE OR LESS.

DEVELOPER/OWNER
 TRIBEDO, LLC
 105 N 31ST AVE, #100
 OMAHA, NE 68131

ZONING:
 EXISTING: AG
 PROPOSED: MU, LOTS 1 THRU 8
 DR, OUTLOT "A" THRU "C"

- NOTES:**
- DIRECT VEHICULAR ACCESS SHALL NOT BE ALLOWED TO WEST MAPLE ROAD, TO 177TH STREET, OR TO 180TH STREET FROM ANY LOTS ABUTTING SAID STREETS.
 - TEMPORARY TURNAROUNDS SHALL BE CONSTRUCTED AT ALL DEADEND STREETS.
 - A STORM SEWER AND DRAINAGE EASEMENT IS GRANTED OVER ALL OF OUTLOT "A".
 - OUTLOTS "B" AND "C" SHALL BE DESIGNATED AS A GREEN SPACE BUFFER.
 - A PERMANENT RECIPROCAL INGRESS AND EGRESS, AND PEDESTRIAN EASEMENT IS GRANTED TO THE OWNERS OF LOTS 1-8, MAPLE 180, THEIR GUESTS AND INVITEES OVER ALL OF SAID LOTS EXCEPT THOSE PARTS OF SAID LOTS 1-8, MAPLE 180, WHICH ARE OCCUPIED BY BUILDINGS AS CONSTRUCTED.
 - ALL EASEMENTS THAT ARE NOT LABELED WITH A BOOK AND PAGE NUMBER WILL BE RECORDED BY A SEPARATE DOCUMENT.

E & A CONSULTING GROUP, INC.
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MAPLE 180
 LOTS 1 THRU 8 & OUTLOT "A" THRU "C" INCLUSIVE
 OMAHA, NEBRASKA

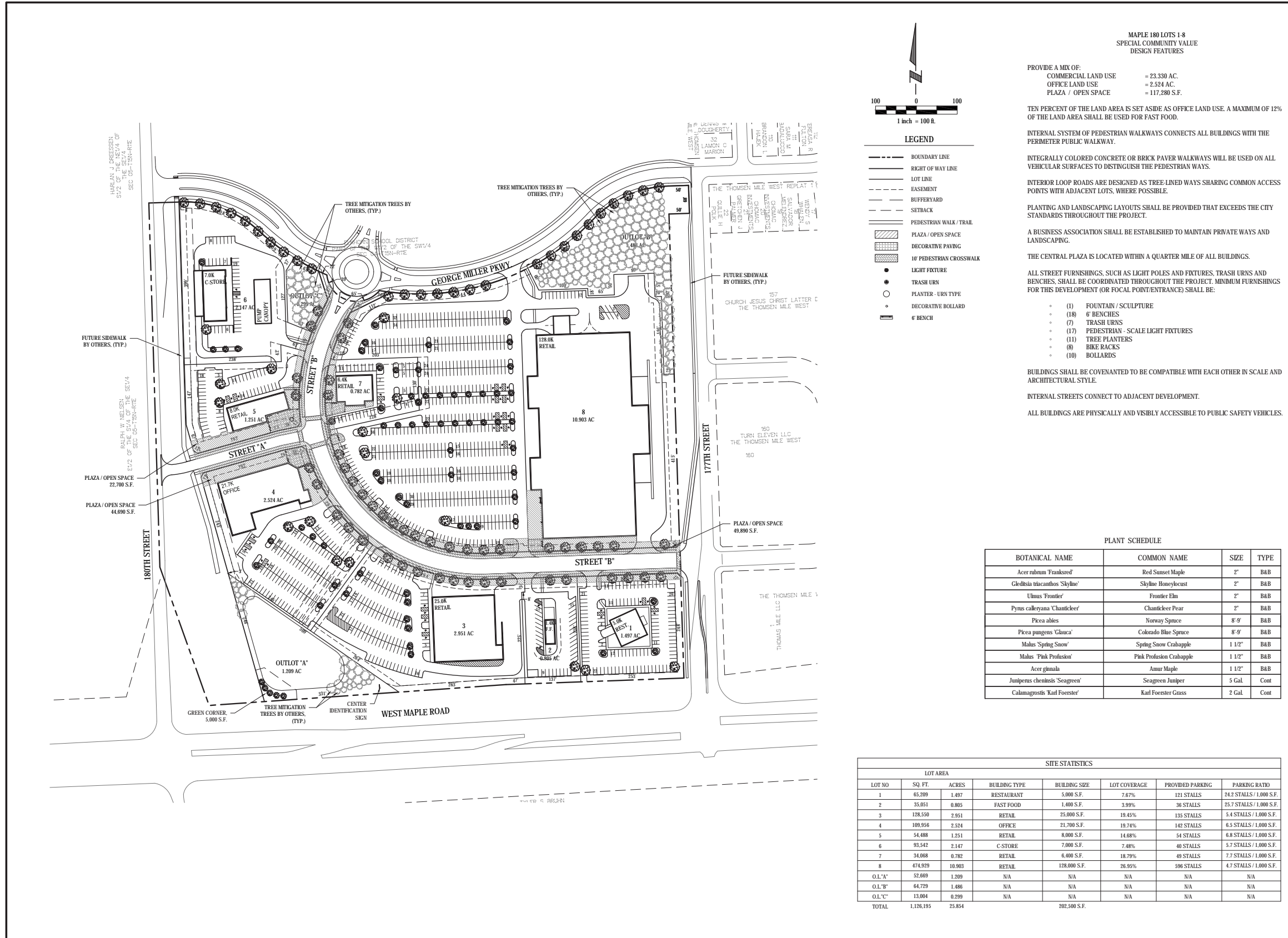
PRELIMINARY PLAT

Revisions	Date	Description

Proj No: P2017174 (01)
 Date: 12-11-17
 Drawn By: TJH
 Scale: 1"=100'
 Sheet: 1 of 1



CONCEPTUAL SITE PLAN



**MAPLE 180 LOTS 1-8
SPECIAL COMMUNITY VALUE
DESIGN FEATURES**

PROVIDE A MIX OF:
 COMMERCIAL LAND USE = 23,330 AC.
 OFFICE LAND USE = 2,524 AC.
 PLAZA / OPEN SPACE = 117,280 S.F.

TEN PERCENT OF THE LAND AREA IS SET ASIDE AS OFFICE LAND USE. A MAXIMUM OF 12% OF THE LAND AREA SHALL BE USED FOR FAST FOOD.

INTERNAL SYSTEM OF PEDESTRIAN WALKWAYS CONNECTS ALL BUILDINGS WITH THE PERIMETER PUBLIC WALKWAY.

INTEGRALLY COLORED CONCRETE OR BRICK PAVER WALKWAYS WILL BE USED ON ALL VEHICULAR SURFACES TO DISTINGUISH THE PEDESTRIAN WAYS.

INTERIOR LOOP ROADS ARE DESIGNED AS TREE-LINED WAYS SHARING COMMON ACCESS POINTS WITH ADJACENT LOTS, WHERE POSSIBLE.

PLANTING AND LANDSCAPING LAYOUTS SHALL BE PROVIDED THAT EXCEEDS THE CITY STANDARDS THROUGHOUT THE PROJECT.

A BUSINESS ASSOCIATION SHALL BE ESTABLISHED TO MAINTAIN PRIVATE WAYS AND LANDSCAPING.

THE CENTRAL PLAZA IS LOCATED WITHIN A QUARTER MILE OF ALL BUILDINGS.

ALL STREET FURNISHINGS, SUCH AS LIGHT POLES AND FIXTURES, TRASH URNS AND BENCHES, SHALL BE COORDINATED THROUGHOUT THE PROJECT. MINIMUM FURNISHINGS FOR THIS DEVELOPMENT (OR FOCAL POINT/ENTRANCE) SHALL BE:

- (1) FOUNTAIN / SCULPTURE
- (18) 6' BENCHES
- (7) TRASH URNS
- (17) PEDESTRIAN - SCALE LIGHT FIXTURES
- (11) TREE PLANTERS
- (8) BKE RACKS
- (10) BOLLARDS

BUILDINGS SHALL BE COVENANTED TO BE COMPATIBLE WITH EACH OTHER IN SCALE AND ARCHITECTURAL STYLE.

INTERNAL STREETS CONNECT TO ADJACENT DEVELOPMENT.

ALL BUILDINGS ARE PHYSICALLY AND VISIBLY ACCESSIBLE TO PUBLIC SAFETY VEHICLES.

LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENT
- BUFFERYARD
- SETBACK
- PEDESTRIAN WALK / TRAIL
- PLAZA / OPEN SPACE
- DECORATIVE PAVING
- 10' PEDESTRIAN CROSSWALK
- LIGHT FIXTURE
- TRASH URN
- PLANTER - URN TYPE
- DECORATIVE BOLLARD
- 6' BENCH

PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE	TYPE
Acer rubrum 'Franksred'	Red Sunset Maple	2"	B&B
Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	2"	B&B
Ulmus 'Frontier'	Frontier Elm	2"	B&B
Pyrus calleryana 'Chanticleer'	Chanticleer Pear	2"	B&B
Picea abies	Norway Spruce	8'-9'	B&B
Picea pungens 'Glauca'	Colorado Blue Spruce	8'-9'	B&B
Malus 'Spring Snow'	Spring Snow Crabapple	1 1/2"	B&B
Malus 'Pink Profusion'	Pink Profusion Crabapple	1 1/2"	B&B
Acer glabrum	Amur Maple	1 1/2"	B&B
Juniperus chinensis 'Seagreen'	Seagreen Juniper	5 Gal.	Cont.
Calamagrostis 'Karl Foerster'	Karl Foerster Grass	2 Gal.	Cont.

SITE STATISTICS

LOT AREA						
LOT NO	SQ. FT.	ACRES	BUILDING TYPE	BUILDING SIZE	LOT COVERAGE	PROVIDED PARKING
1	65,209	1.497	RESTAURANT	5,000 S.F.	7.67%	121 STALLS
2	35,851	0.805	FAST FOOD	1,400 S.F.	3.99%	36 STALLS
3	128,550	2.951	RETAIL	25,000 S.F.	19.45%	135 STALLS
4	109,956	2.524	OFFICE	21,700 S.F.	19.74%	142 STALLS
5	54,488	1.251	RETAIL	8,000 S.F.	14.68%	54 STALLS
6	93,542	2.147	C-STORE	7,000 S.F.	7.48%	40 STALLS
7	34,068	0.782	RETAIL	6,400 S.F.	18.79%	49 STALLS
8	474,929	10.903	RETAIL	128,000 S.F.	26.95%	596 STALLS
O.L."A"	52,609	1.209	N/A	N/A	N/A	N/A
O.L."B"	64,729	1.486	N/A	N/A	N/A	N/A
O.L."C"	13,004	0.299	N/A	N/A	N/A	N/A
TOTAL	1,126,195	25.854		202,500 S.F.		

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MAPLE 180
 OMAHA, NEBRASKA

MIXED USE DEVELOPMENT
 EXHIBIT B - SITE PLAN

Revisions

Date	Description
12/11/2012	REVISED

Date: 12/11/2012
 Drawn By: [Signature]
 Scale: AS SHOWN
 Sheet: 2 of 12



CONCEPTUAL SITE PLAN



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BROKERAGE DEVELOPMENT MANAGEMENT



Lat/Lon: 41.2919/-96.1966

RS1

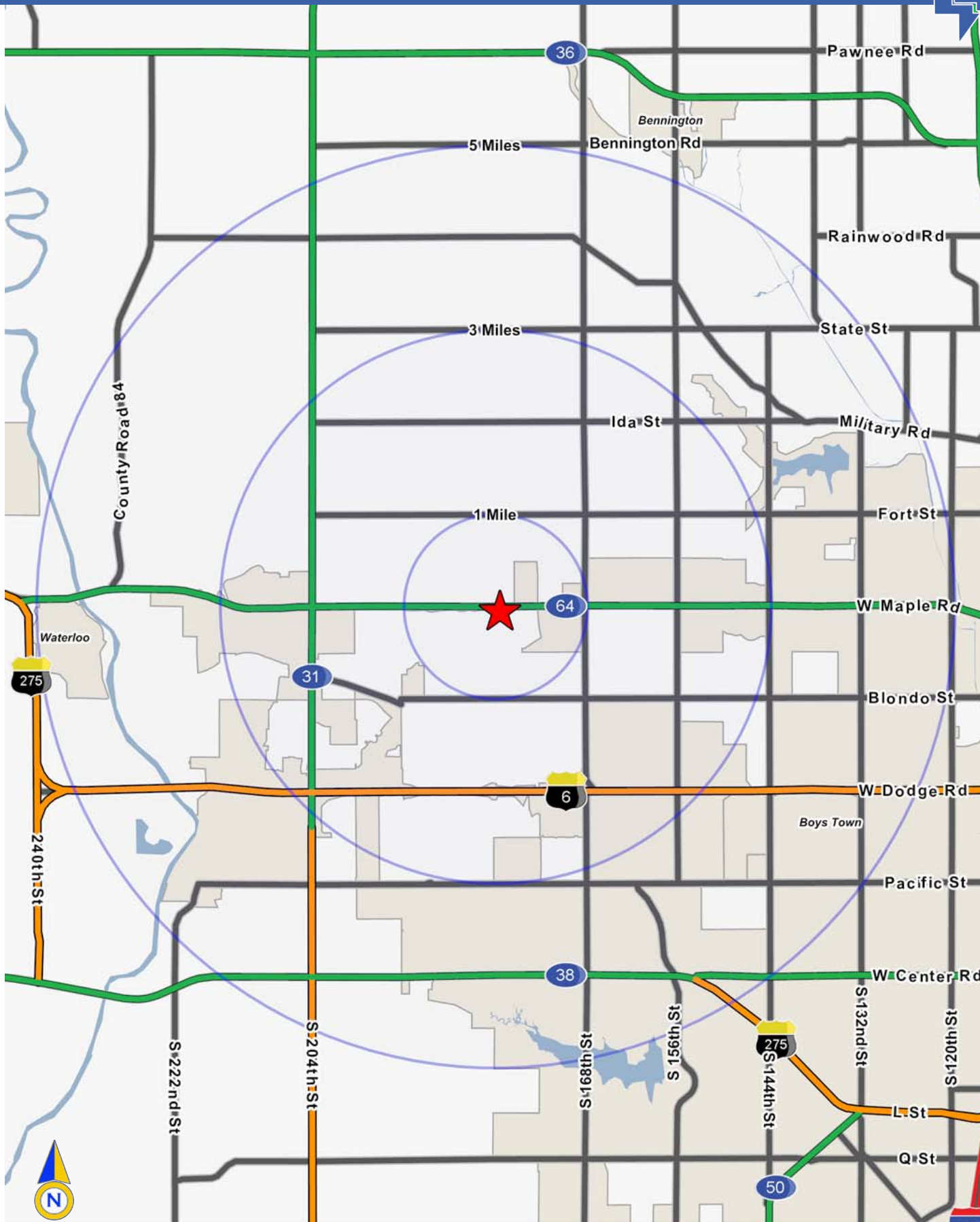
N 180th St & W Maple Rd Omaha, NE		1 Mile	3 Miles	5 Miles	Omaha-Council Bluffs Omaha-Council Bluffs
POPULATION	2018 Estimated Population	6,100	58,442	132,647	938,162
	2023 Projected Population	6,417	61,297	138,929	987,377
	2010 Census Population	3,492	46,022	111,526	865,350
	2000 Census Population	140	23,614	74,397	767,042
	Projected Annual Growth 2018 to 2023	1.0%	1.0%	0.9%	1.0%
	Historical Annual Growth 2000 to 2018	237.3%	8.2%	4.3%	1.2%
HOUSEHOLDS	2018 Median Age	31.6	34.3	36.3	36.2
	2018 Estimated Households	2,223	22,202	50,175	369,433
	2023 Projected Households	2,358	23,508	53,107	392,217
	2010 Census Households	1,206	16,926	41,240	334,379
	2000 Census Households	45	7,896	25,901	294,503
	Projected Annual Growth 2018 to 2023	1.2%	1.2%	1.2%	1.2%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2018	270.1%	10.1%	5.2%	1.4%
	2018 Estimated White	86.6%	88.1%	88.8%	80.4%
	2018 Estimated Black or African American	4.0%	3.3%	3.1%	8.1%
	2018 Estimated Asian or Pacific Islander	6.0%	5.5%	4.8%	3.1%
	2018 Estimated American Indian or Native Alaskan	0.1%	0.2%	0.2%	0.6%
	2018 Estimated Other Races	3.3%	3.0%	3.0%	7.8%
INCOME	2018 Estimated Hispanic	4.6%	3.8%	4.0%	10.4%
	2018 Estimated Average Household Income	\$103,358	\$119,647	\$124,817	\$86,789
	2018 Estimated Median Household Income	\$106,300	\$109,650	\$106,357	\$71,559
EDUCATION (AGE 25+)	2018 Estimated Per Capita Income	\$37,673	\$45,471	\$47,313	\$34,373
	2018 Estimated Elementary (Grade Level 0 to 8)	0.9%	1.3%	1.1%	3.8%
	2018 Estimated Some High School (Grade Level 9 to 11)	1.6%	1.8%	1.9%	5.1%
	2018 Estimated High School Graduate	11.1%	12.5%	13.6%	24.0%
	2018 Estimated Some College	18.2%	20.7%	20.9%	22.9%
	2018 Estimated Associates Degree Only	6.5%	6.8%	7.3%	8.6%
	2018 Estimated Bachelors Degree Only	43.4%	37.8%	36.3%	23.5%
BUSINESS	2018 Estimated Graduate Degree	18.3%	19.1%	18.9%	12.1%
	2018 Estimated Total Businesses	92	1,707	5,031	39,168
	2018 Estimated Total Employees	1,451	22,261	68,772	541,113
	2018 Estimated Employee Population per Business	15.8	13.0	13.7	13.8
	2018 Estimated Residential Population per Business	66.4	34.2	26.4	24.0

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A MEMBER OF

CHAINLINKS

RETAIL ADVISORS



At The Lerner Company we are dedicated to one goal – providing our clients with the best talent and resources available to satisfy their needs and achieve their objectives. Our dedicated professionals have over 120 years of combined experience, either in retail or real estate.

We do not envision ourselves as Brokers. We see ourselves as Advisors, offering strategic advice and guidance, always placing our clients' needs before our own. Our team of qualified professionals is just that – a TEAM. Our team building and team approach to serving clients is not only encouraged, but also rewarded. Coming to work every day at The Lerner Company is a pleasure, not a contest.

Our quality team approach extends into our full service property management division. With over six decades of multi-property and retail management experience, our management portfolio currently exceeds four million square feet.

From identifying potential problems and finding solutions, to providing our clients with reliable contractors, our property management team works together to better serve you. We strive to meet your needs with customizable, hands-on service.

We encourage you to take advantage of our team experiences in development, financing, law, management, strategic planning, research, retailing or tenant representation. We pledge to be innovative and create value for your benefit and the benefit of our community.

We would further like to thank those of you who have built relationships with the Lerner Team over the years. We truly appreciate the trust and confidence you have bestowed upon us.

Leasing • Tenant Representation • Development • Brokerage • Investments Sales • Property Management

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