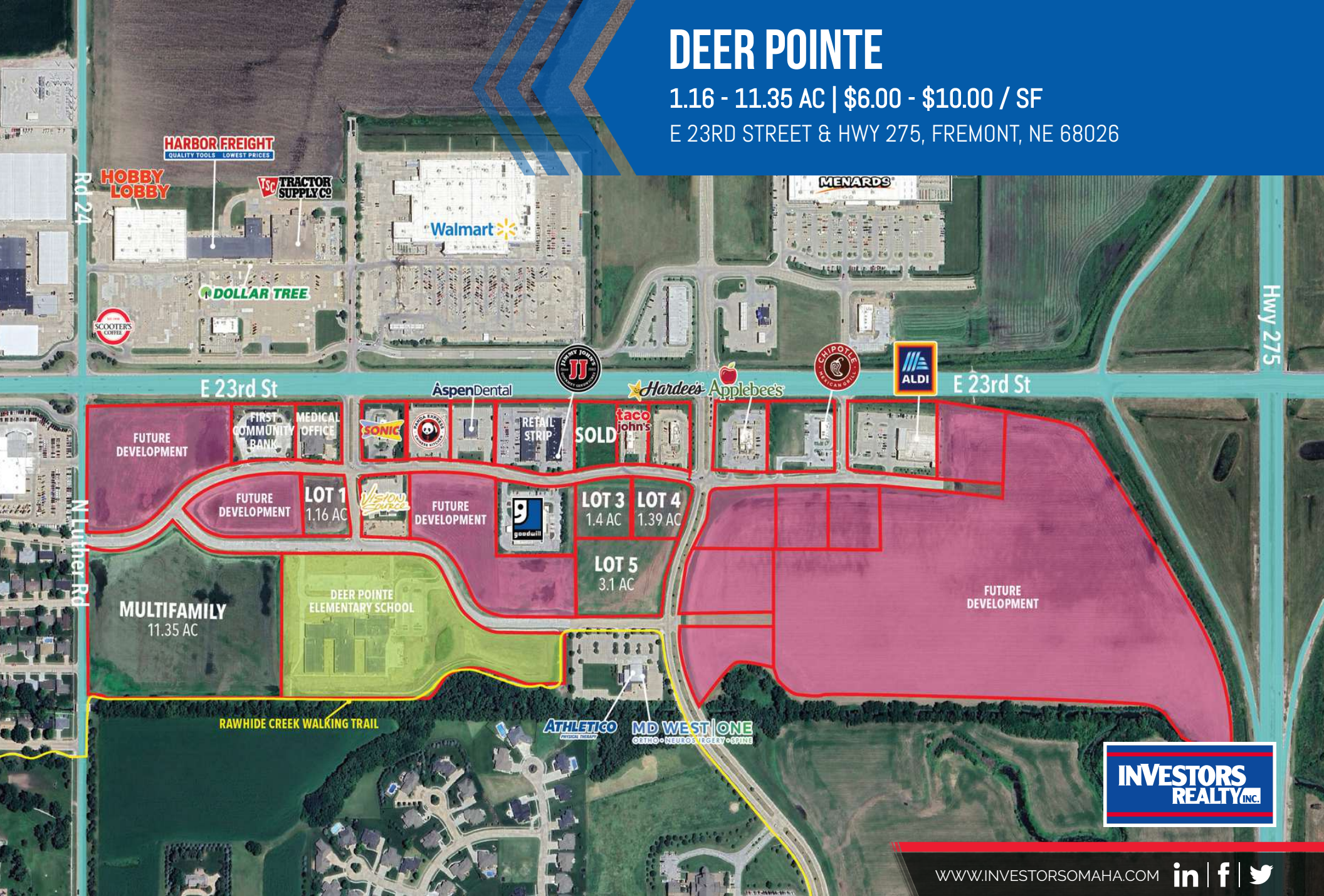


# DEER POINTE

1.16 - 11.35 AC | \$6.00 - \$10.00 / SF

E 23RD STREET & HWY 275, FREMONT, NE 68026



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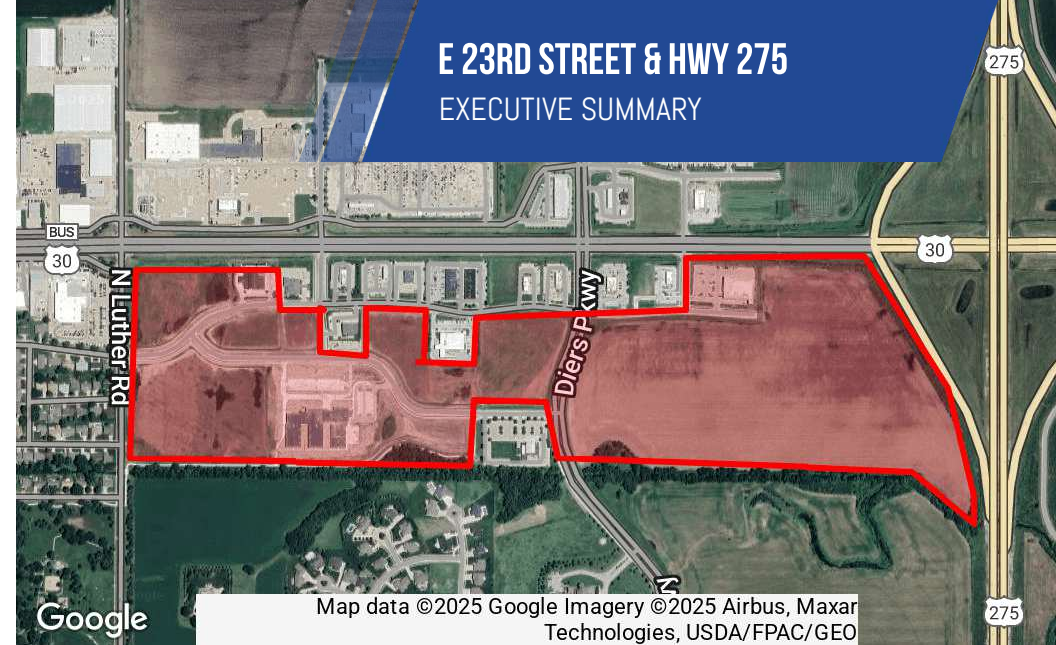
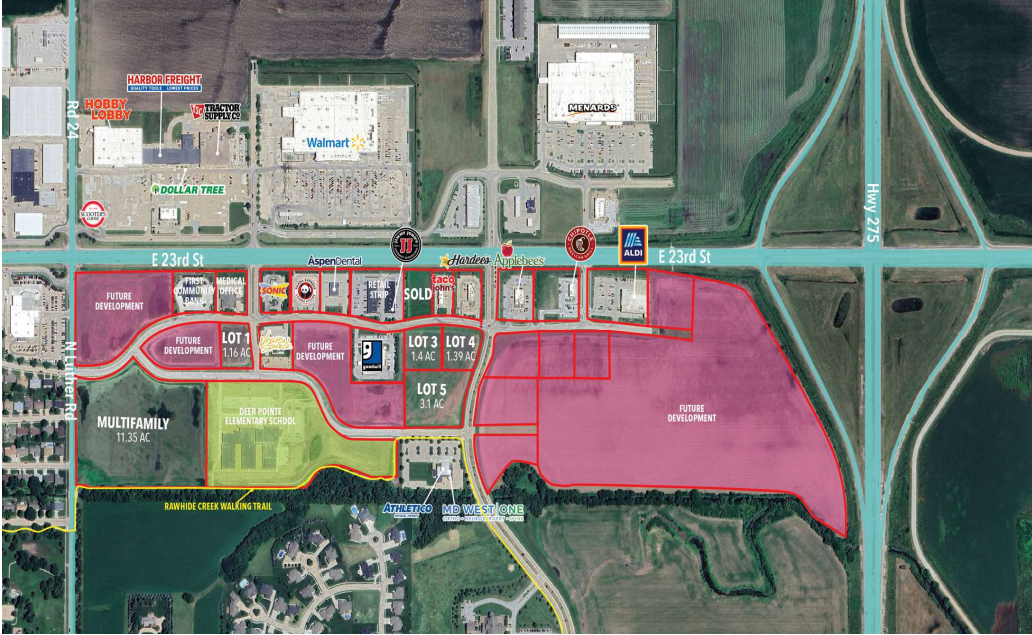
CERTIFIED  
PROPERTY  
MANAGER



SIOR

CCIM

CRE  
THE COUNSELORS  
OF REAL ESTATE



## OFFERING SUMMARY

|              |                       |
|--------------|-----------------------|
| SALE PRICE:  | \$6.00 - \$10.00 / SF |
| Lot Size AC: | 1.16 - 11.35 Acres    |
| Price / SF:  | \$6.00-\$10.00 PSF    |
| Zoning:      | AG & GC               |

## PROPERTY OVERVIEW

Located at the intersection of two major highways providing heavy traffic and easy access. Walmart and Menards are located just across 23rd Street. Level lots result in low site construction costs. Infrastructure in place - ready to build!

## PROPERTY HIGHLIGHTS

- Frontage on E. 23rd Street
- Minutes from downtown Fremont and approximately 30 miles northwest of Omaha
- Many interior lots available on main entrance road
- Join Sonic, Applebee's, Taco Johns, Panda Express, Hardee's, Aldi and many others in this new and rapidly growing area of Fremont, NE

## DEMOGRAPHICS

| POPULATION        | 1 MILE    | 2 MILES   | 3 MILES   |
|-------------------|-----------|-----------|-----------|
| Total Population  | 2,532     | 10,639    | 22,491    |
| Average Age       | 46        | 43        | 41        |
| HOUSEHOLDS        |           |           |           |
| Total Households  | 1,010     | 4,337     | 8,994     |
| People Per HH     | 2.5       | 2.5       | 2.5       |
| Average HH Income | \$115,243 | \$100,068 | \$88,187  |
| Average HH Value  | \$359,138 | \$292,953 | \$245,506 |

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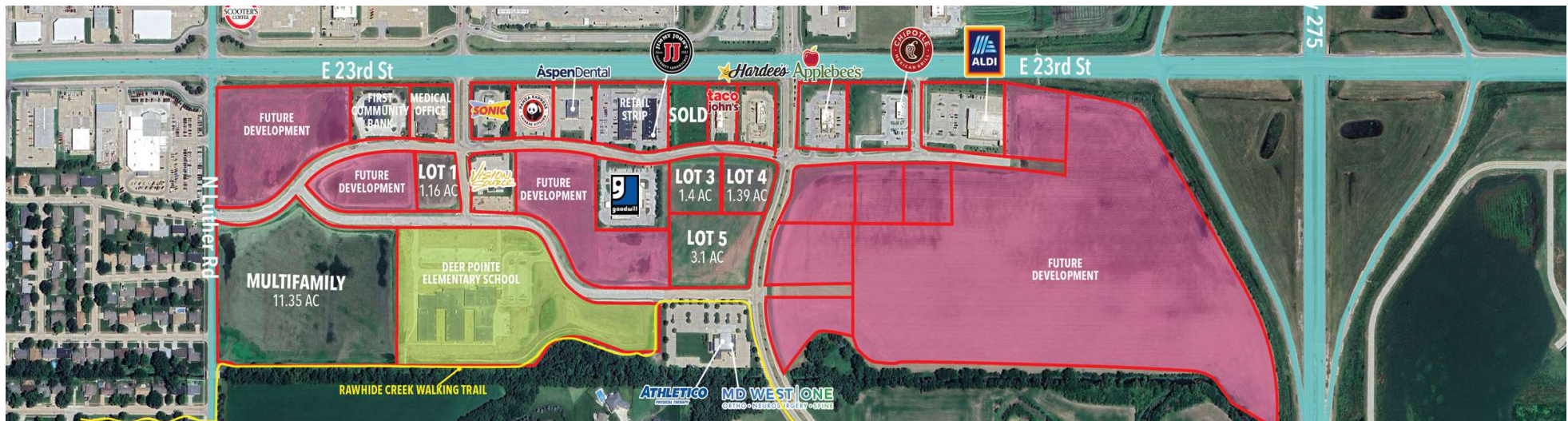
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# E 23RD STREET & HWY 275

## PLATTED LAND LOTS



| Lot #            | Size       | Sale Price   | Status    | Description |
|------------------|------------|--------------|-----------|-------------|
| 1 - 3rd Addition | 50,529 SF  | \$9.00 / SF  | Available |             |
| 3 - 3rd Addition | 60,984 SF  | \$10.00 / SF | Available |             |
| 4 - 3rd Addition | 60,548 SF  | \$10.00 / SF | Available |             |
| 5 - 3rd Addition | 135,036 SF | \$10.00 / SF | Available |             |
| A-8th Addition   | 494,406 SF | \$6.00 / SF  | Available | Multifamily |

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# E 23RD STREET & HWY 275

## RETAILER MAP



Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies, USDA/FPAC/GEO

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