



Shadow Lake
Towne Center

72nd Street

Schram Road

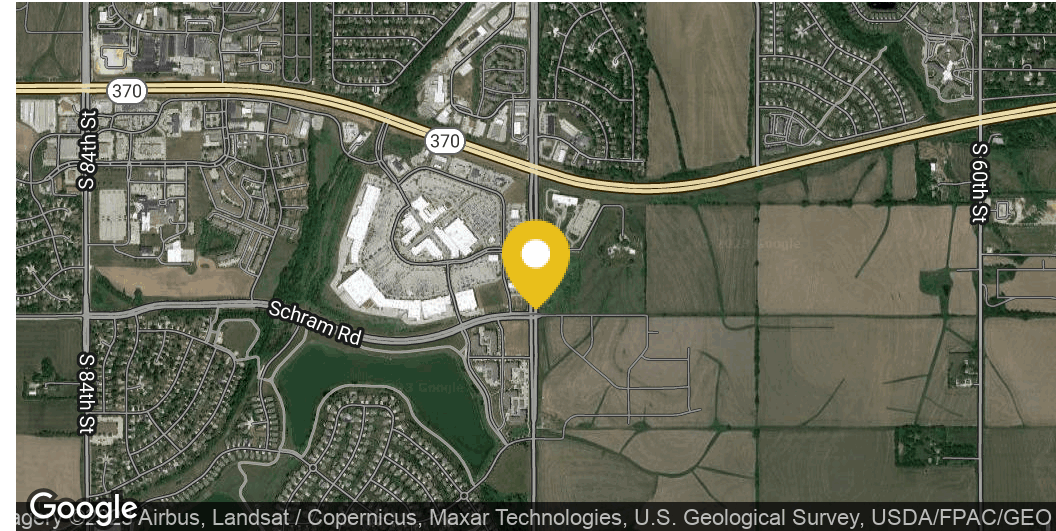
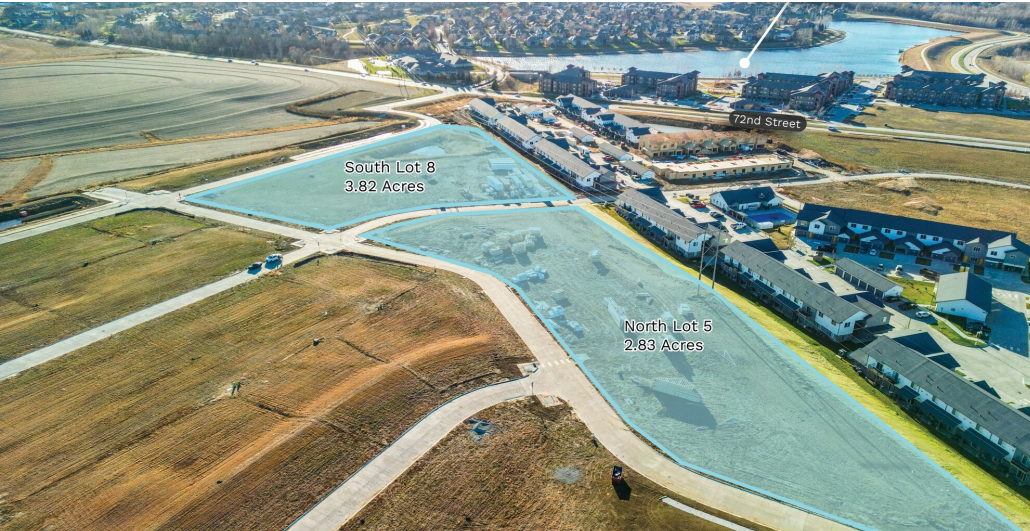
North Lot 5
2.83 Acres

South Lot 8
3.82 Acres

Stony Point Drive

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LOT	ACRES	SQUARE FEET
North Lot 5	2.83	123,798
South Lot 8	3.82	166,216
Total	6.65	290,014

SITE HIGHLIGHTS

- Assumable non-recourse debt with 6.50% interest rate
- Opportunity to fill the silt basin on Lot 8
- Located adjacent to Shadow Lake Towne Center (71 Tenants)
- 72nd and Highway 370 is ranked #40 most popular intersection in Omaha/CB

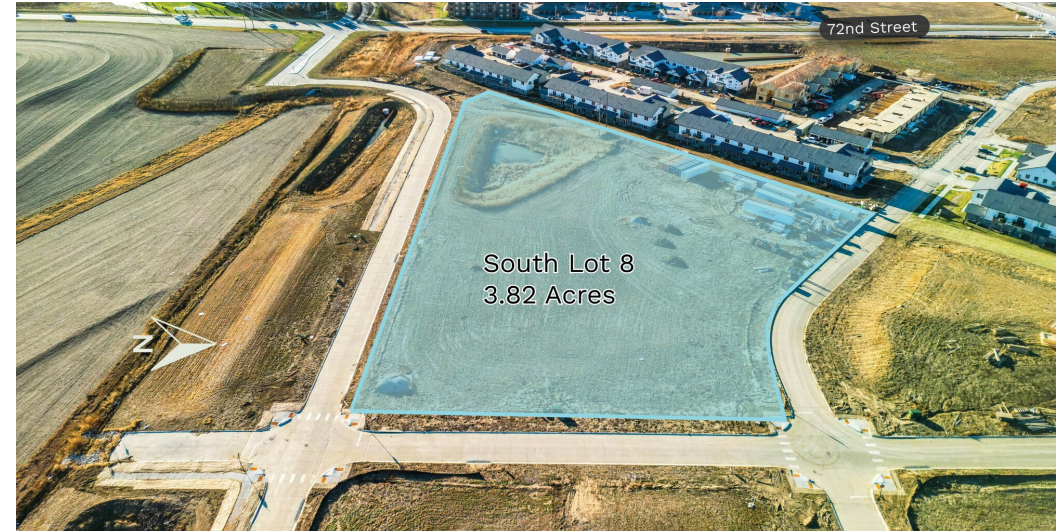
OFFERING SUMMARY

Sale Price:	\$430,000 - \$740,000
Total Size:	6.65 Acres
Cash Needed to Close:	\$543,390
Cash to Close Price PSF:	\$1.872 PSF
Assumable Debt PSF:	\$2.158 PSF
Zoning:	Medium Density MF (R4)

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	2,432	8,316	15,775
Total Population	6,116	23,346	43,324
Average HH Income	\$95.655	\$101.345	\$106.055

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LOT	SQUARE FEET	ACRES	PRICE PSF	CASH TO CLOSE	ASSUMABLE DEBT PPSF	DEBT AMOUNT	INTEREST RATE
5	123,798	2.83	\$3.47	\$162,423	\$2.158	\$272,665	6.5%
8	166,216	3.82	\$4.45	\$380,967	\$2.158	\$366,177	6.5%
	290,014	6.65	AVG \$4.03	\$543,390		\$638,842	

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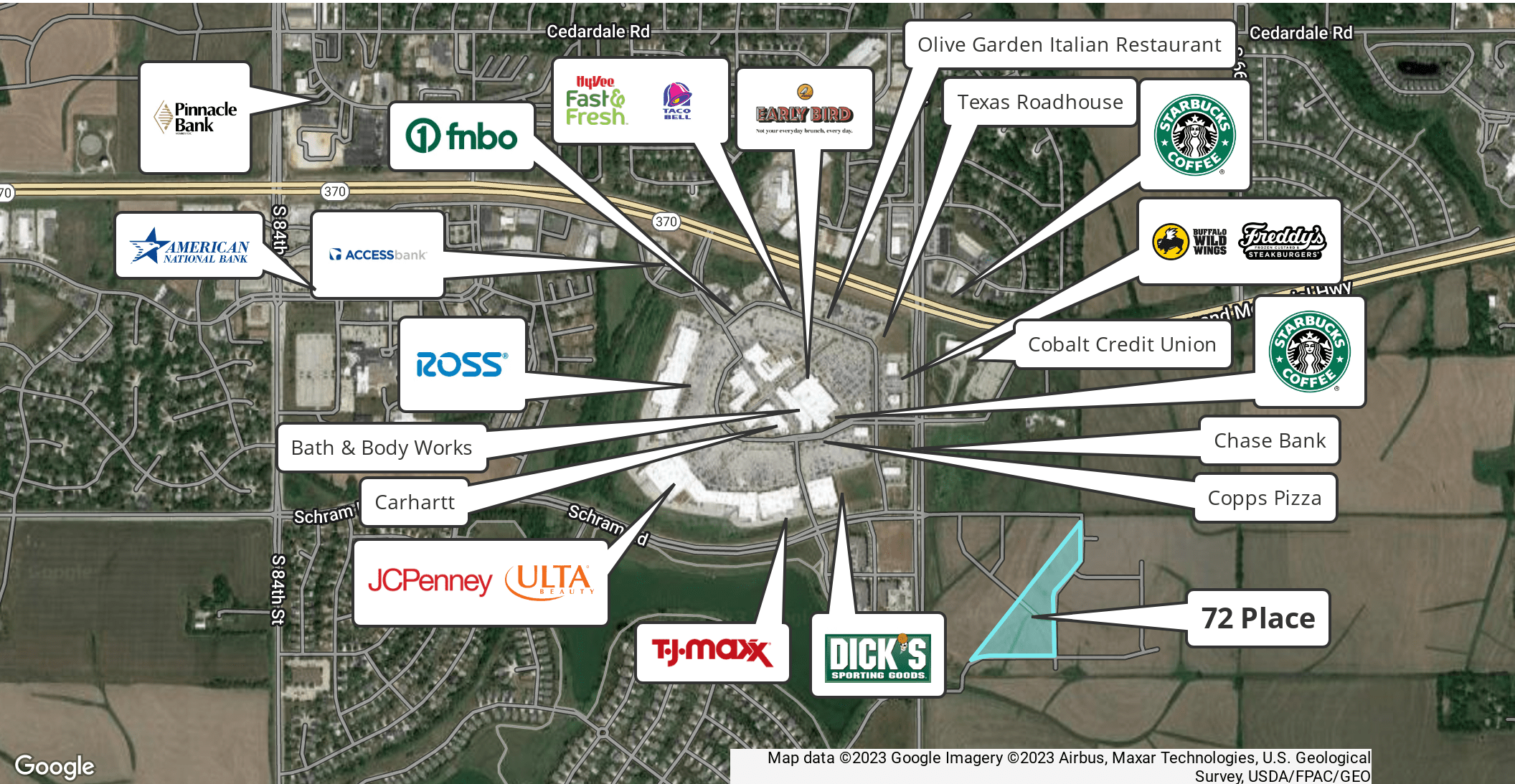
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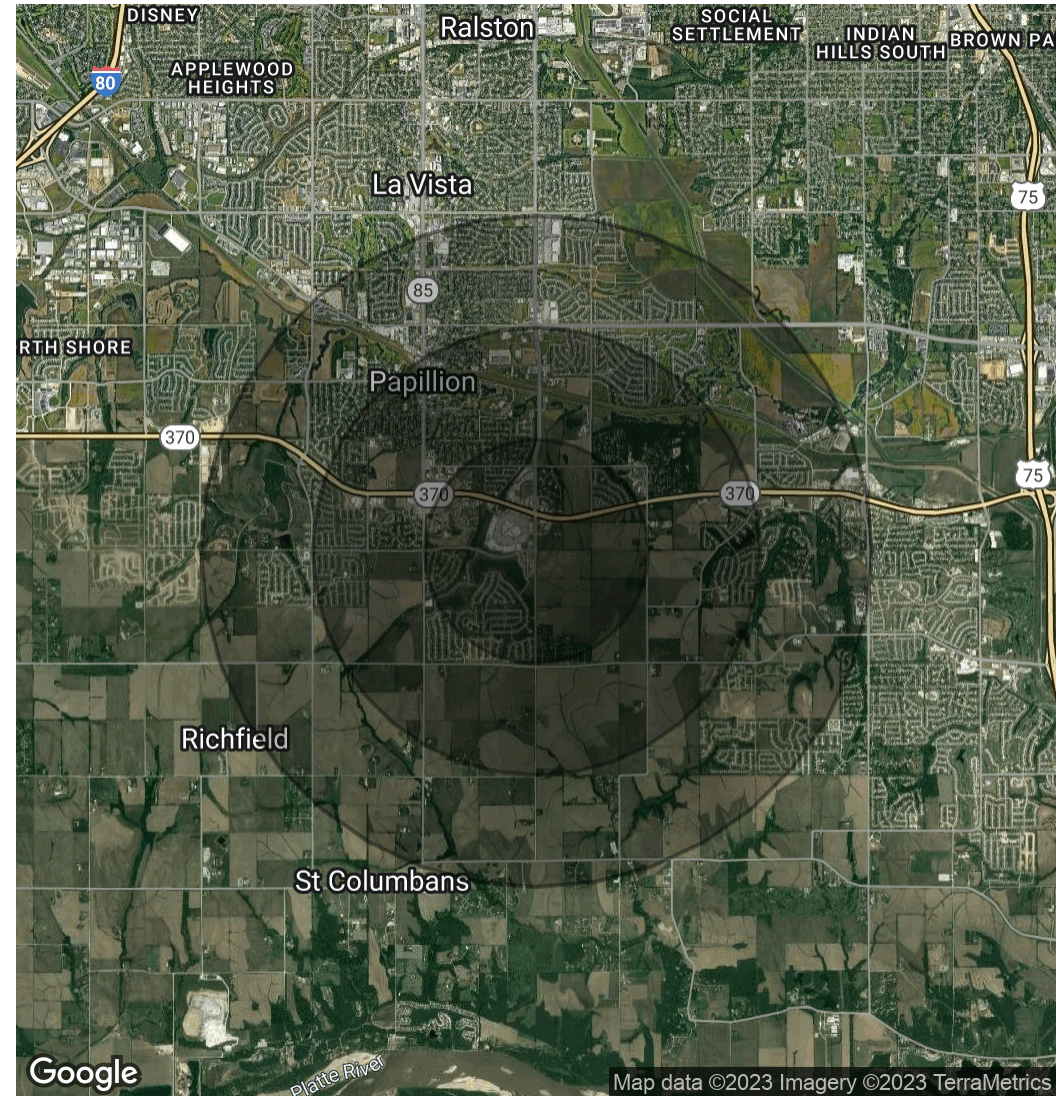
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	6,116	23,346	43,324
Average Age	37.4	37.6	37.6
Average Age (Male)	35.4	35.6	36.4
Average Age (Female)	39.0	37.9	38.0

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,432	8,316	15,775
# of Persons per HH	2.5	2.8	2.7
Average HH Income	\$95,655	\$101,345	\$106,055
Average House Value	\$269,046	\$243,691	\$251,130

* Demographic data derived from 2020 ACS - US Census

TRAFFIC COUNTS	VEHICLES PER DAY	RANK IN OMAHA/CB
72nd & Hwy 370	48,650 (Recorded in 2020)	#40
72nd & Schram	10,343 (Recorded in 2020)	N/A



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