

132ND & HWY 370
 S 132nd & Hwy 370, Omaha, NE 68138

FEATURES

- Total Size: 74.25 Acres
- Traffic Counts: 28,000 VPD @ S 132nd St & Highway 370
- One of the last remaining non-developer owned parcels east of I-80 and fronting Highway 370
- Highly visible and easily accessible location in Sarpy County, Nebraska's fastest growing county.
- Currently zoned AG, City of Papillion Future Land Use map designated as MU1 (which would allow high density residential, office and commercial) in Papillion
- Adjacent to Prairie Queen Recreation Area and Werner Park

SITE DATA

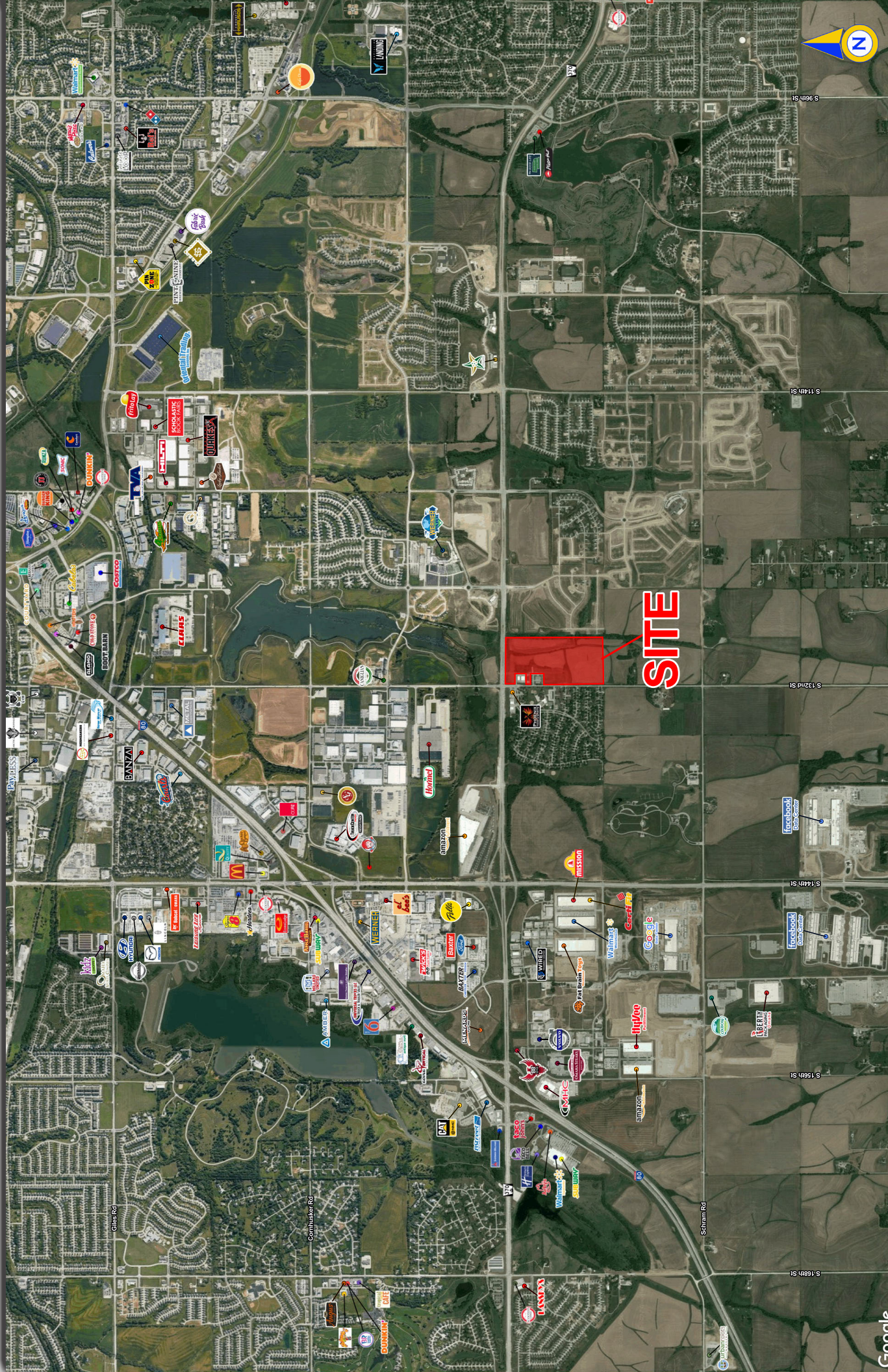
Water:	Installed	Zoning:	AG, Future Land Use
Sewer:	Installed		designation as MU1

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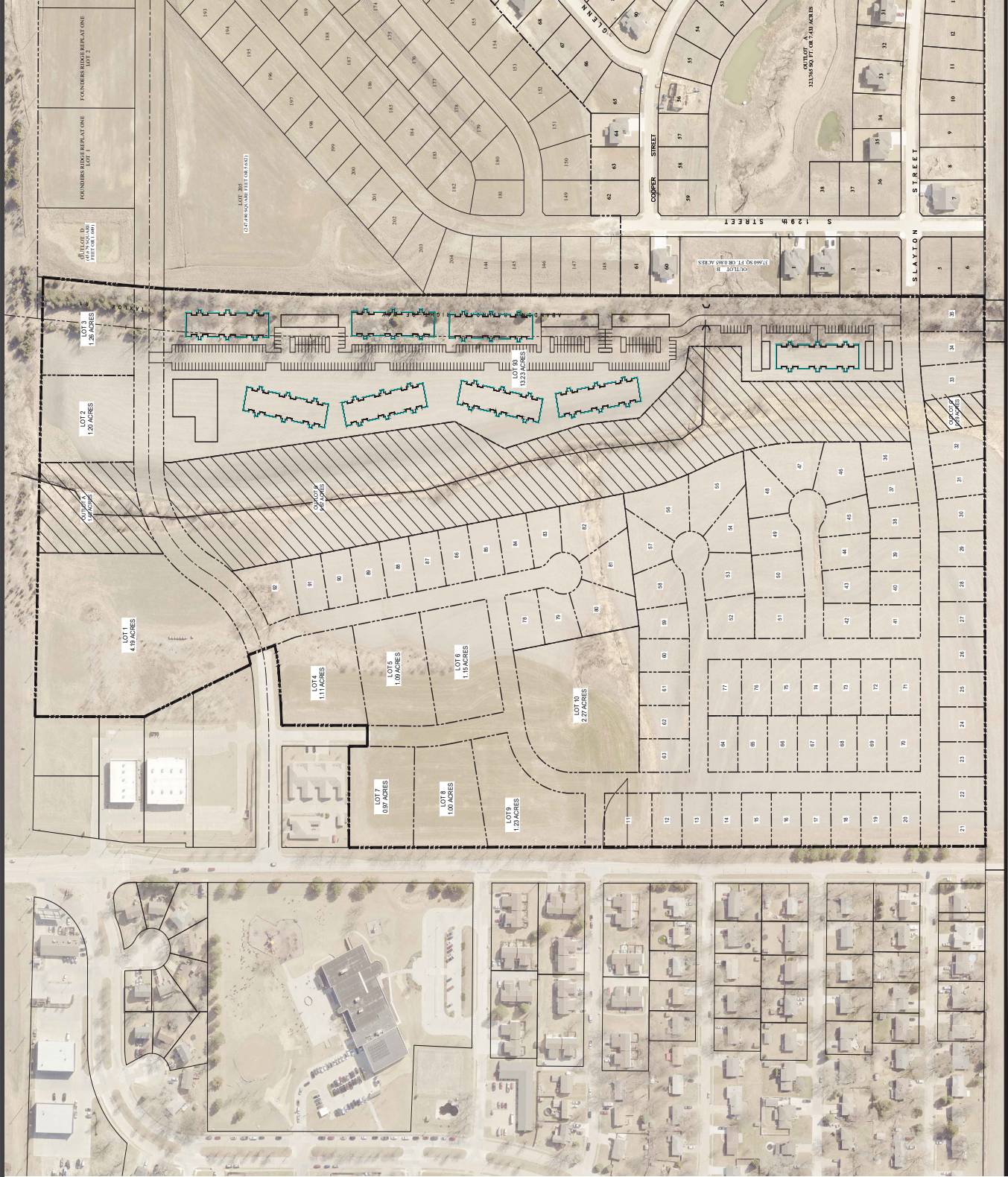
The Lerner Company
 BROKERAGE • DEVELOPMENT • MANAGEMENT
 TENANT REPRESENTATION • INVESTMENT SALES
 A MEMBER OF
CHAINLINKS
 RETAIL ADVISORS

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RSM Farms, LLC Property	
Approx. 71 Acres Total	
Mixed Use	6.7 Acres
Multi-Family (Villas)	8.8 Acres
Multi-Family (Apts.)	13.2 Acres
Single Family Homes	82 Lots
Outlots	11.4 Acres (3 parcels)



APPROXIMATE LOT AREA: 132ND & HWY 370, OMAHA, NE 68138. PREPARED BY: THE LERNER COMPANY, 132ND & HWY 370, OMAHA, NE 68138. DATE: 10/20/2019. SCALE: 1"=40'

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Lat/Lon: 41.1475/-96.1195

Hwy 370 & S 132nd St Omaha, NE	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	1,552	18,838	127,456
2028 Projected Population	1,886	20,751	135,218
2020 Census Population	1,372	17,546	124,319
2010 Census Population	839	13,282	106,815
Projected Annual Growth 2023 to 2028	4.3%	2.0%	1.2%
Historical Annual Growth 2010 to 2023	6.5%	3.2%	1.5%
2023 Median Age	31.0	33.6	36.0
Households			
2023 Estimated Households	648	7,252	49,088
2028 Projected Households	815	8,260	53,033
2020 Census Households	567	6,659	47,213
2010 Census Households	354	5,015	40,531
Projected Annual Growth 2023 to 2028	5.2%	2.8%	1.6%
Historical Annual Growth 2010 to 2023	6.4%	3.4%	1.6%
Race and Ethnicity			
2023 Estimated White	86.8%	84.8%	83.6%
2023 Estimated Black or African American	1.9%	2.8%	3.9%
2023 Estimated Asian or Pacific Islander	2.5%	3.3%	3.4%
2023 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.3%
2023 Estimated Other Races	8.5%	8.9%	8.8%
2023 Estimated Hispanic	8.5%	9.1%	9.1%
Income			
2023 Estimated Average Household Income	\$121,769	\$121,107	\$121,591
2023 Estimated Median Household Income	\$105,751	\$106,064	\$101,283
2023 Estimated Per Capita Income	\$50,839	\$46,639	\$46,908
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	-	0.9%	1.6%
2023 Estimated Some High School (Grade Level 9 to 11)	3.6%	2.0%	1.9%
2023 Estimated High School Graduate	17.0%	20.5%	20.2%
2023 Estimated Some College	18.5%	22.7%	22.9%
2023 Estimated Associates Degree Only	9.8%	10.3%	10.3%
2023 Estimated Bachelors Degree Only	29.0%	27.5%	28.0%
2023 Estimated Graduate Degree	22.0%	16.1%	15.2%
Business			
2023 Estimated Total Businesses	105	936	4,202
2023 Estimated Total Employees	1,701	15,097	52,581
2023 Estimated Employee Population per Business	16.2	16.1	12.5
2023 Estimated Residential Population per Business	14.8	20.1	30.3