

# FOR SALE - 56TH & ARBOR ROAD LAND

7950 NORTH 56TH STREET, LINCOLN, NE 68514

LAND | 12.4 ACRES | \$2,950,000



## PRESENTED BY:

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## PROPERTY DESCRIPTION

Lee & Associates is excited to present this 12.4-acre parcel, available for purchase either as a whole or as subdivided lots. With exceptional access to I80, this property is ideal for a manufacturer, warehouse/distribution center, or a large sales lot.

## PROPERTY HIGHLIGHTS

- Immediate access to I80
- Less than .5 miles from Google's planned \$600 million data center
- Great visibility with frontage to N 56th St
- 12.4 Acres available as one parcel or can be subdivided and sold as separate parcels

## LOCATION DESCRIPTION

This 12.4-acre parcel offers excellent visibility and frontage along N 56th St, with direct access to I80. Located just half a mile from Google's \$600 million data center under development, this area is perfectly positioned for future growth.

### OFFERING SUMMARY

<b>Sale Price:</b>	\$2,950,000
<b>Lot Size:</b>	12.4 Acres

## CONTACT

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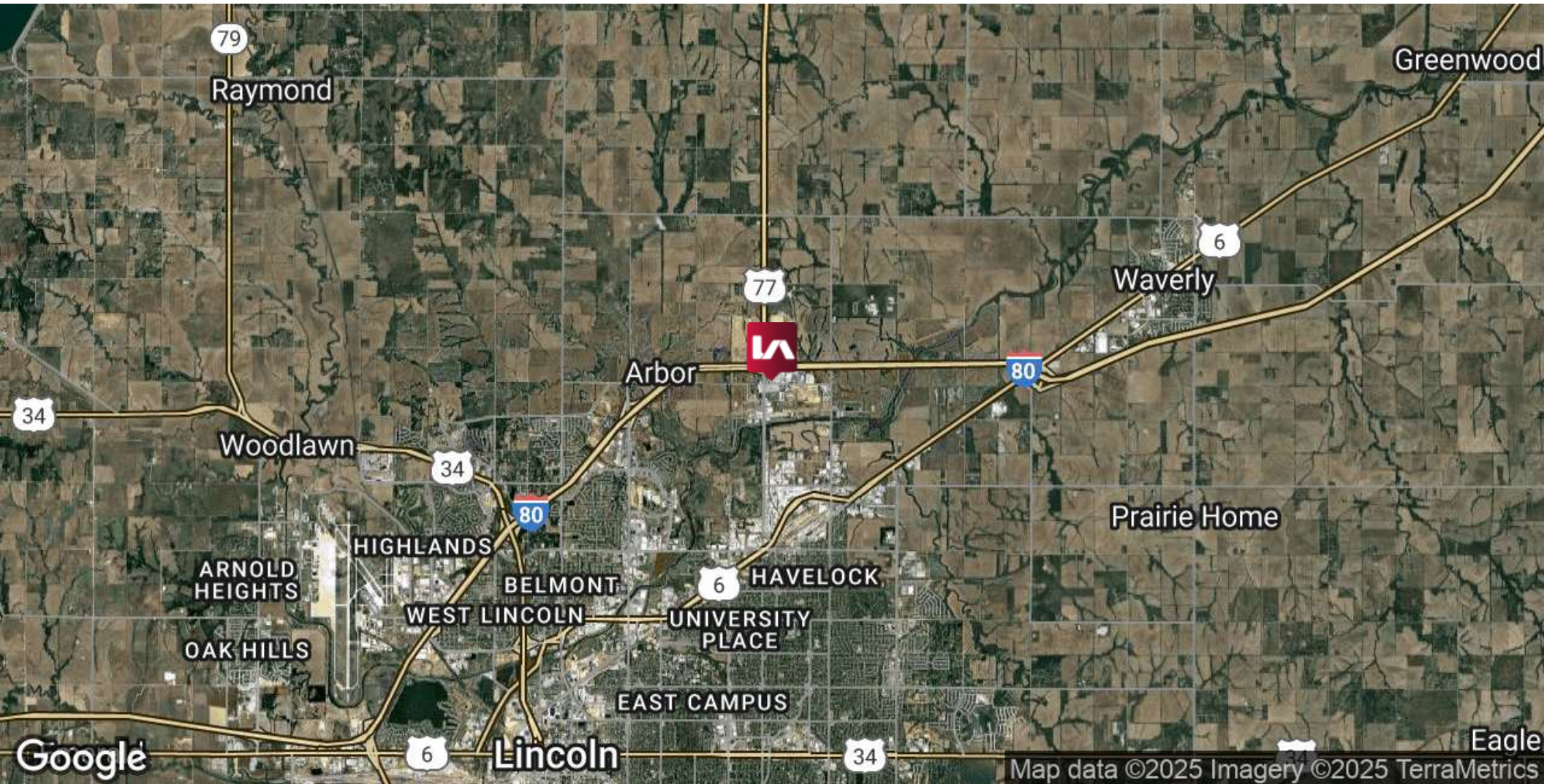
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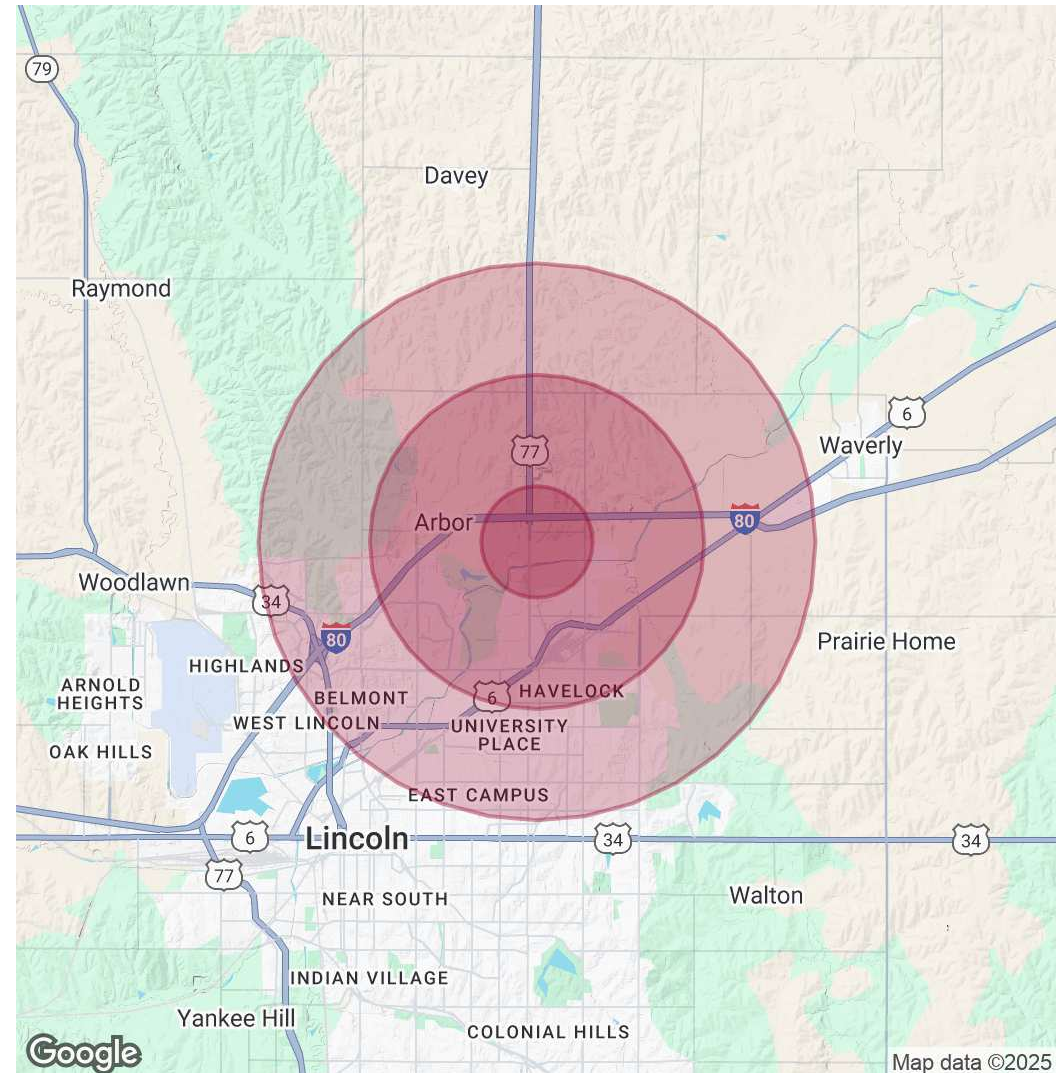
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	159	14,580	79,060
Average Age	36	39	37
Average Age (Male)	35	38	36
Average Age (Female)	37	40	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	77	6,720	32,854
# of Persons per HH	2.1	2.2	2.4
Average HH Income	\$86,650	\$78,785	\$79,574
Average House Value	\$350,290	\$250,752	\$235,536

Demographics data derived from AlphaMap



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