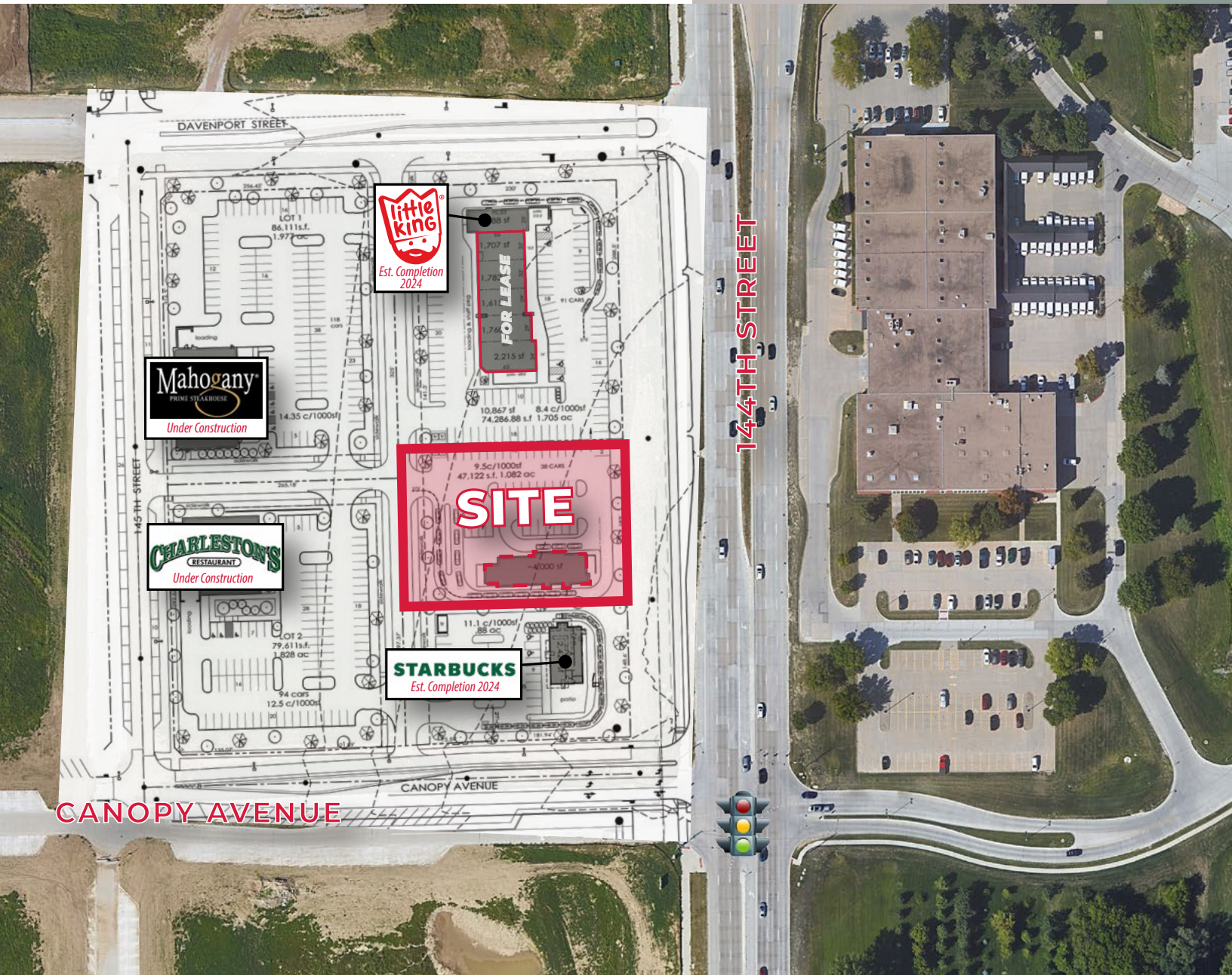


RETAIL AVAILABLE FOR SALE OR BUILD-TO-SUIT

THE SHOPPES AT HEARTWOOD

144TH & WEST DODGE ROAD
OMAHA, NEBRASKA



WWW.LOCKWOODDEV.COM
OMAHA, NEBRASKA



BOYS TOWN
Saving Children Healing Families

Campus dedicated to the care, treatment & education of at-risk children.

Planned \$30 Million Education Building Bringing 350 students by 2023

UNITED STATES POSTAL SERVICE
61,980 SF

OUTLOT SITE

STARBUCKS

18-ACRE PARK WITH PLANNED AMITHEATER

THE ROW
40 Acre, \$500 Million Mixed-Use Development, Completed 2023

1,000,000 SF Office Space
250,000 SF Retail
1,500 Multi-Family Units

HEARTWOOD PRESERVE

500-Acre Mixed-Use Development with 1.65M SF of Office Space, 500,000 SF of Retail, 430 Single-Family Homes, 2,000 Multi-Family Units, a 180-Room Hotel & Eight Miles of Open Trails

THE BROADMOOR PRESERVE
Planned Apartment Complex
550 Units/Construction Summer 2022

OVATION BY AVAMERE
Senior Living Apartments
300 Units/Now Open



Income

Annual Household Income of \$111,761



Spending Habits I

The surrounding population spends more than \$400 Million annually on food & beverage



Spending Habits II

The surrounding population spends Approximately \$200 Million annually on home & decor furnishings



Daytime Employees

132,823 Current Daytime Employees within a 10-Minute Drive

THE SITE

- **Free-standing, outlot available**
- **1.082 acres (for sale or build-to-suit)**
- **Sale Price: \$37.00, PSF**
- **Prime retail frontage on 144th Street while still a part of a 40-Acre, \$500 Million Mixed-Use Development**
- **Adjacent to an 18-Acre Heartwood Park, which will include an amphitheater, approximately 8 miles of trails, water features and gathering spaces**
- **High income and home values surround the sites (Household median income is 157% above Omaha's median income)**



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OMAHA, NEBRASKA



SURROUNDING NEIGHBORS

- Boystown Campus (Approximately 605 Acres)
- Boystown National Research Hospital
- Millard North High School
- Ovation Senior Living Apartments
- Union Bank & Trust Office Building
- Carson Wealth Management (2 Buildings)
- Onyx Automotive
- Valmont Industries
- The Broadmoor Preserve (Apartment Units)
- Heartwood Park, Heartwood Amphitheater & Ice Rink
- Mahogany Steakhouse
- Charlestons Restaurant
- Applied Underwriters

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
EST. POPULATION:	6,804	97,455	247,227
EST. HOUSEHOLDS:	2,416	39,554	97,499
PROJECTED ANNUAL GROWTH (2022-2027):	0.3%	0.6%	1.0%
MEDIAN AGE:	37.8	38.7	37.3
AVG. HH INCOME:	\$142,023	\$113,042	\$112,751
MEDIAN HH INCOME:	\$91,567	\$90,116	\$91,743
PER CAPITA INCOME:	\$51,513	\$45,986	\$44,537
COLLEGE EDUCATION:	48.2%	50.1%	49.4%
DAYTIME DEMOS:	10,453	84,285	189,396
TOTAL EMPLOYEES:	8,859	61,916	135,817





ABOUT LOCKWOOD DEVELOPMENT

In 2002, Lockwood Development was established in Omaha, Nebraska as a full-service commercial real estate development company. Lockwood's core focus is the development of land, office buildings and retail centers primarily in the Midwest. Since its inception, Lockwood has grown to develop over 1.5 million square feet of commercial properties, constructed over 2.5 million square feet and currently manage over 1 million square feet of office, retail, vacant land & associations.

FOR LEASING & SALES OPPORTUNITIES, CONTACT:

BOB BEGLEY
 EXECUTIVE VICE PRESIDENT
 BOB@LOCKWOODDEV.COM
 402.933.3663

LINDSAY BANKS
 DEVELOPMENT PROJECT MANAGER
 LINDSAY@LOCKWOODDEV.COM
 402.933.3663

Owner is a licensed salesperson in the State of Nebraska.

 **LockwoodDevelopment**

12910 PIERCE STREET, STE 110 | OMAHA, NEBRASKA
 402.933.3663 | WWW.LOCKWOODDEV.COM