

WOLF CREEK LAND

S 15th & Cornhusker, Bellevue, NE 68123

**FOR SALE
PRICE REDUCTION**



FEATURES

- **Total Center Size: 1.86 Acres**
- **Traffic Counts: 72,150 VPD @ Hwy 75 & Cornhusker**
- **Wolf Creek Land is adjacent to Wolf Creek Plaza, located in Bellevue's primary retail corridor with close proximity to Offutt Air Force Base (10,000+) and Bellevue University (9,000 students)**
- **Land is directly in front of the newly opened Planet Fitness, to the south of the #1 performing Walmart in Omaha Metro, to the north of Latitude 41 (204 unit apartment complex), Holiday Inn Express & Suites, and a Candlewood Suites**
- **Easy access from from highly trafficked Cornhusker Rd and Highway 75**
- **Cross parks with Planet Fitness and pylon panel on Highway 75 and S 15th Street**

Size	\$/SF	Total	Available
1.86 AC	\$11.05	\$895,000	Immediately

SITE DATA

Sanitary Sewer:	Yes	Water:	Yes	Electric:	Yes
Storm Sewer:	Yes	Gas:	Yes	Zoning:	CC

Agent: Sam Rolfe
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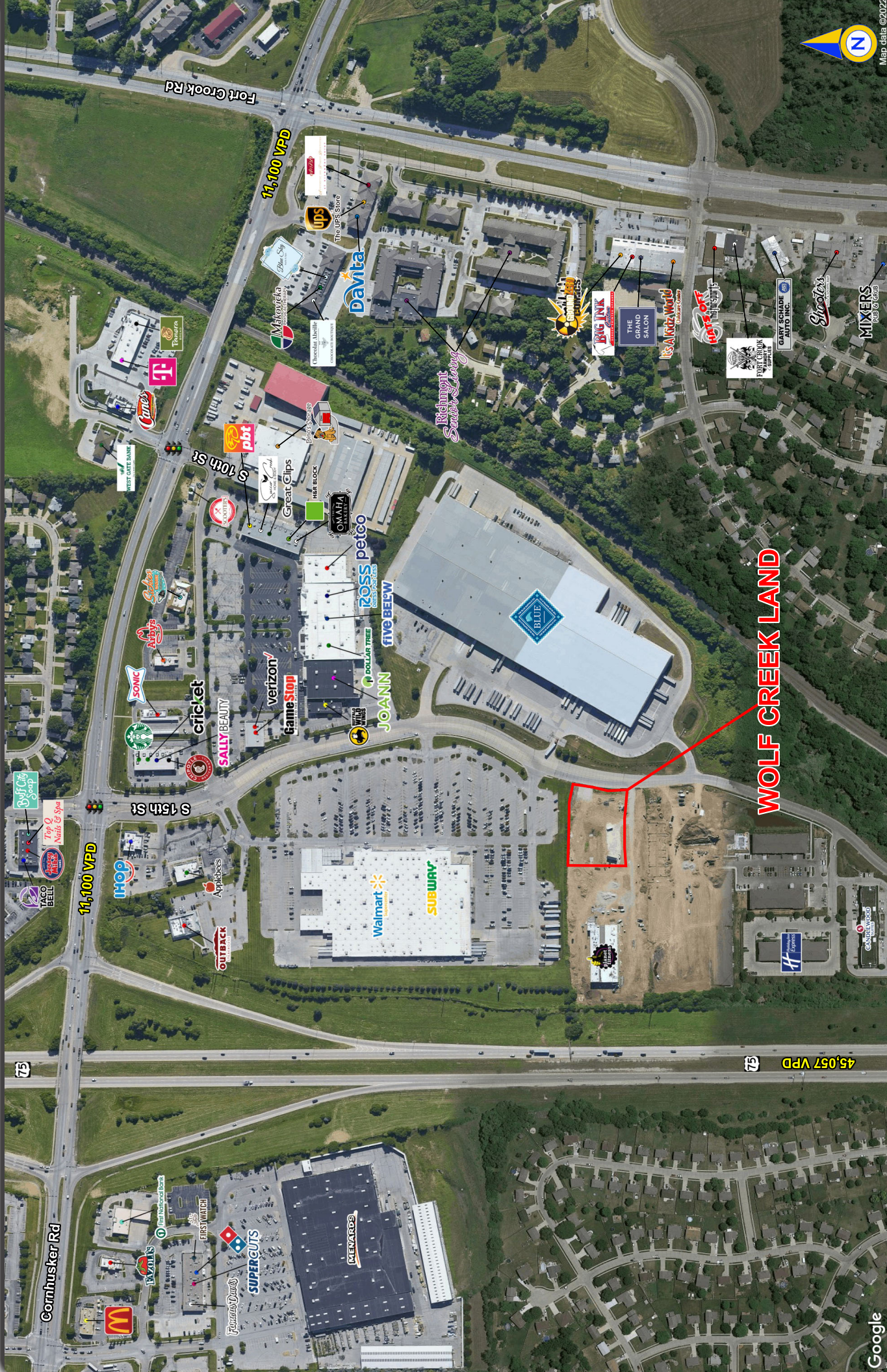
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The Lerner Company
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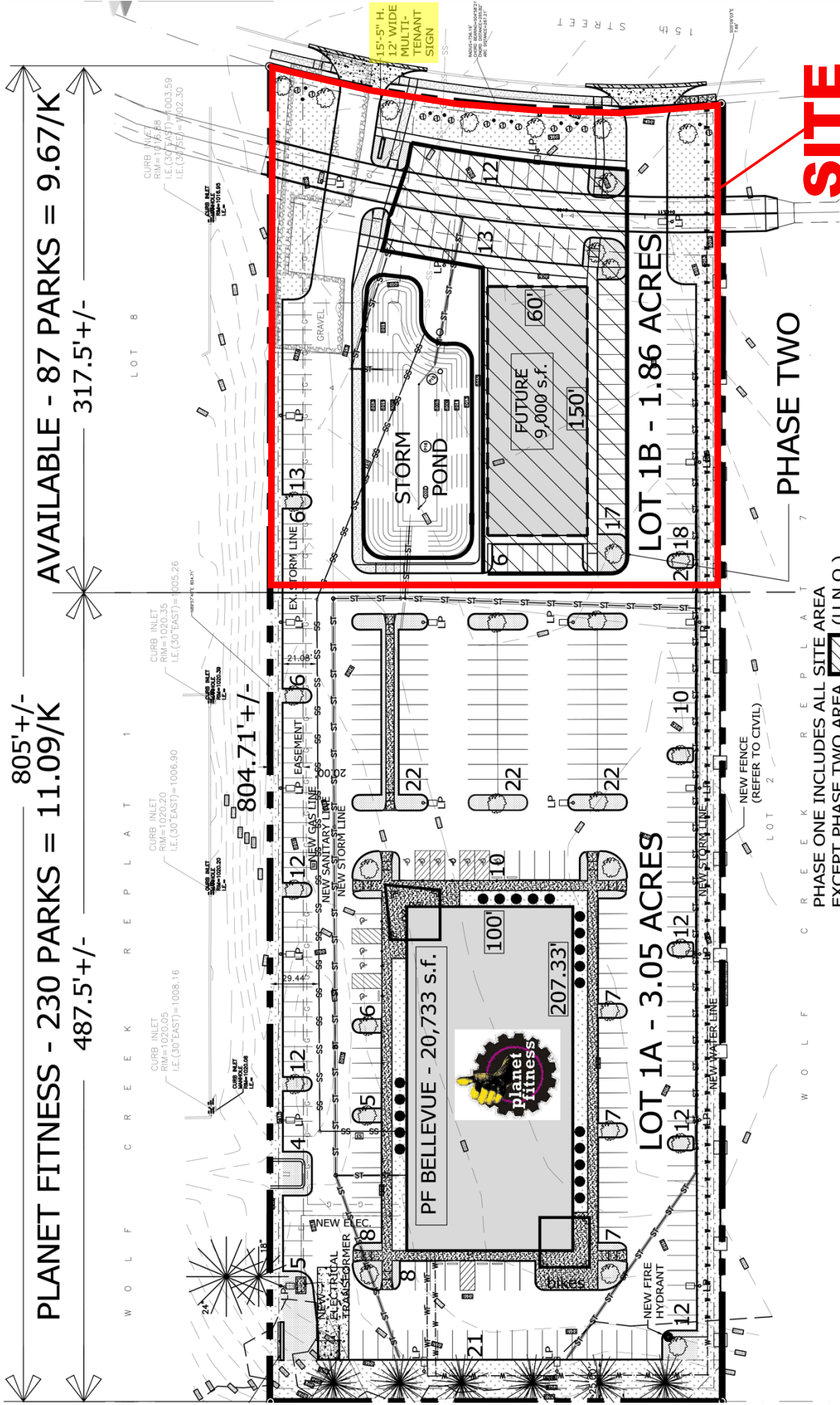
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TOTAL LOT #1 - 4.91 ACRES

PHASE TWO

WOLF CREEK REPLEAT
 PHASE ONE INCLUDES ALL SITE AREA EXCEPT PHASE TWO AREA (U.N.O.). INCLUDES TOP SOIL AND SEEDING OF PHASE TWO AREA AS PART OF PHASE ONE. REFER TO CIVIL PLANS FOR MORE INFORMATION.

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Lat/Lon: 41.1518/-95.9357

RS1

10902 S 15th St Bellevue, NE 68123		1 mi radius	3 mi radius	5 mi radius
POPULATION	2019 Estimated Population	7,701	58,186	126,118
	2024 Projected Population	8,393	63,162	135,726
	2010 Census Population	6,759	53,322	114,196
	2000 Census Population	6,064	54,075	104,012
	Projected Annual Growth 2019 to 2024	1.8%	1.7%	1.5%
	Historical Annual Growth 2000 to 2019	1.4%	0.4%	1.1%
	2019 Median Age	34.7	34.3	33.3
HOUSEHOLDS	2019 Estimated Households	2,935	22,217	45,679
	2024 Projected Households	3,207	24,207	49,279
	2010 Census Households	2,539	20,012	40,315
	2000 Census Households	2,150	19,496	36,955
	Projected Annual Growth 2019 to 2024	1.9%	1.8%	1.6%
	Historical Annual Growth 2000 to 2019	1.9%	0.7%	1.2%
RACE AND ETHNICITY	2019 Estimated White	75.6%	76.9%	71.3%
	2019 Estimated Black or African American	6.4%	6.6%	6.1%
	2019 Estimated Asian or Pacific Islander	4.7%	3.2%	2.7%
	2019 Estimated American Indian or Native Alaskan	0.6%	0.8%	1.0%
	2019 Estimated Other Races	12.7%	12.5%	18.8%
	2019 Estimated Hispanic	18.3%	16.6%	26.7%
INCOME	2019 Estimated Average Household Income	\$84,547	\$82,984	\$79,943
	2019 Estimated Median Household Income	\$70,694	\$69,321	\$69,925
	2019 Estimated Per Capita Income	\$32,233	\$31,900	\$29,080
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	3.4%	3.7%	7.4%
	2019 Estimated Some High School (Grade Level 9 to 11)	5.2%	4.8%	7.0%
	2019 Estimated High School Graduate	24.5%	23.7%	24.0%
	2019 Estimated Some College	23.5%	25.4%	22.6%
	2019 Estimated Associates Degree Only	9.0%	9.7%	8.6%
	2019 Estimated Bachelors Degree Only	23.6%	21.6%	20.0%
	2019 Estimated Graduate Degree	10.9%	11.0%	10.5%
BUSINESS	2019 Estimated Total Businesses	345	1,694	3,019
	2019 Estimated Total Employees	4,150	19,413	45,195
	2019 Estimated Employee Population per Business	12.0	11.5	15.0
	2019 Estimated Residential Population per Business	22.3	34.3	41.8

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.