

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

- 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

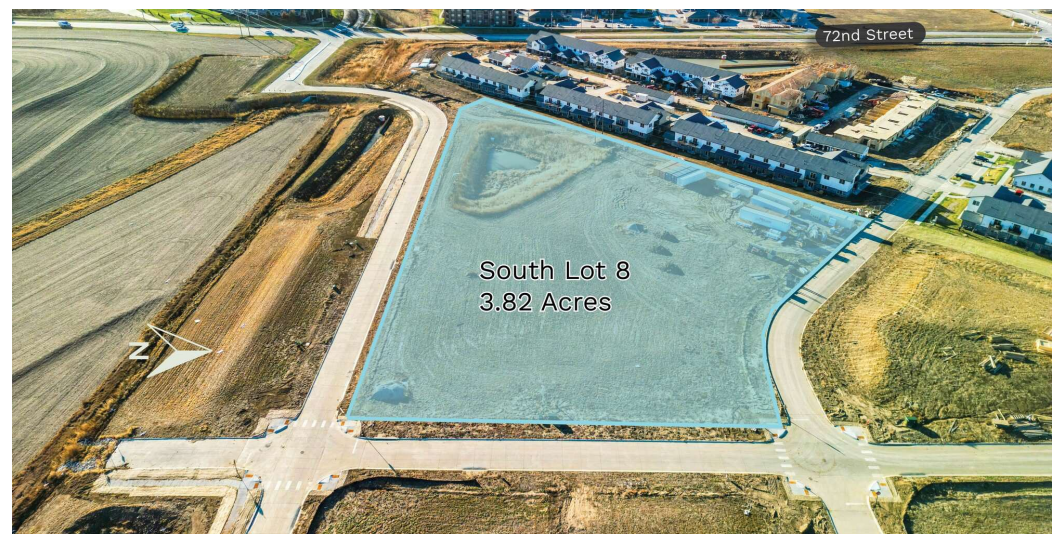
Sale Price:	\$430,000 - \$740,000
Total Size:	6.65 Acres
Zoning:	Medium Density MF (R4)

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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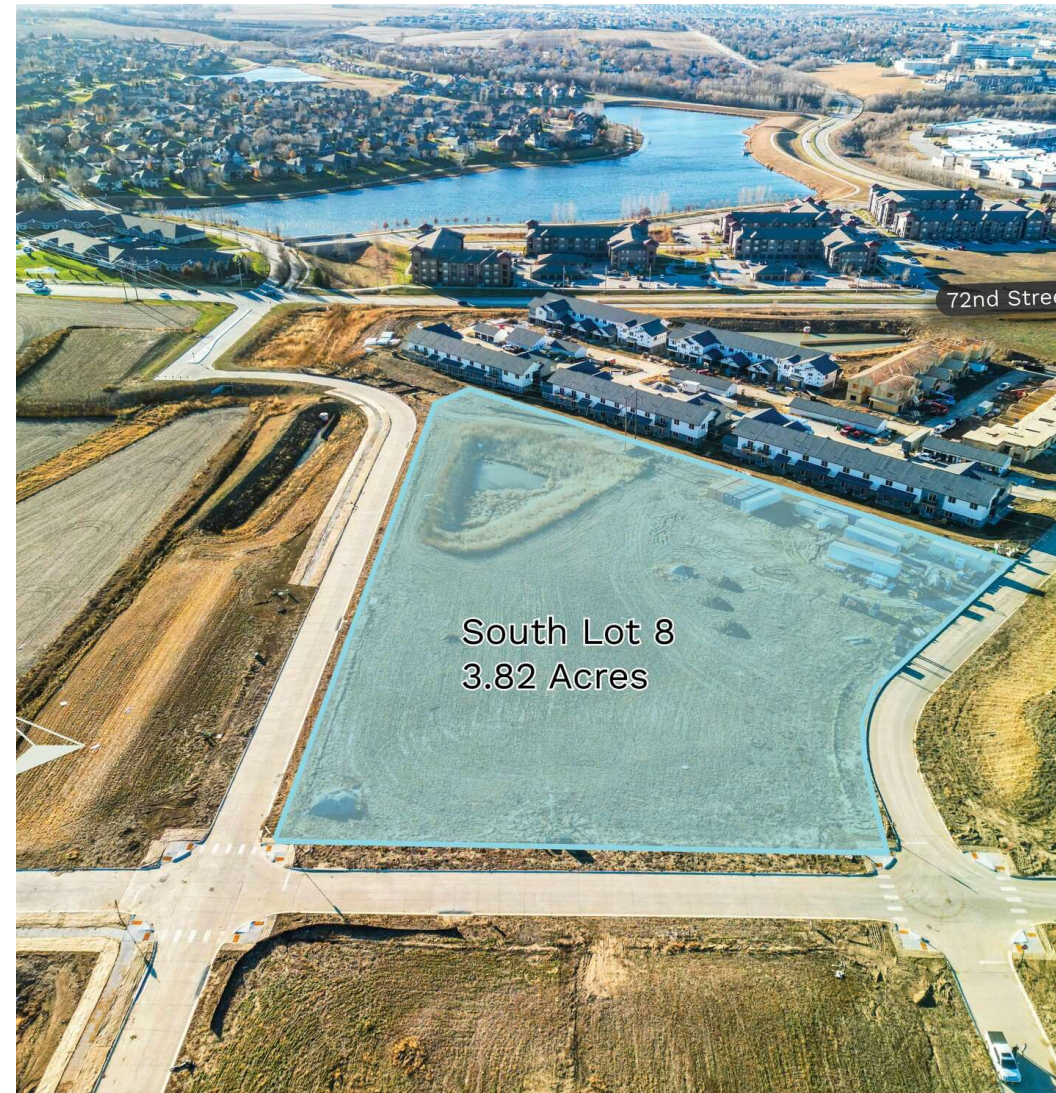


LOT	SQUARE FEET	ACRES	PRICE PSF
5	123,798	2.83	\$3.47
8	166,216	3.82	\$4.45

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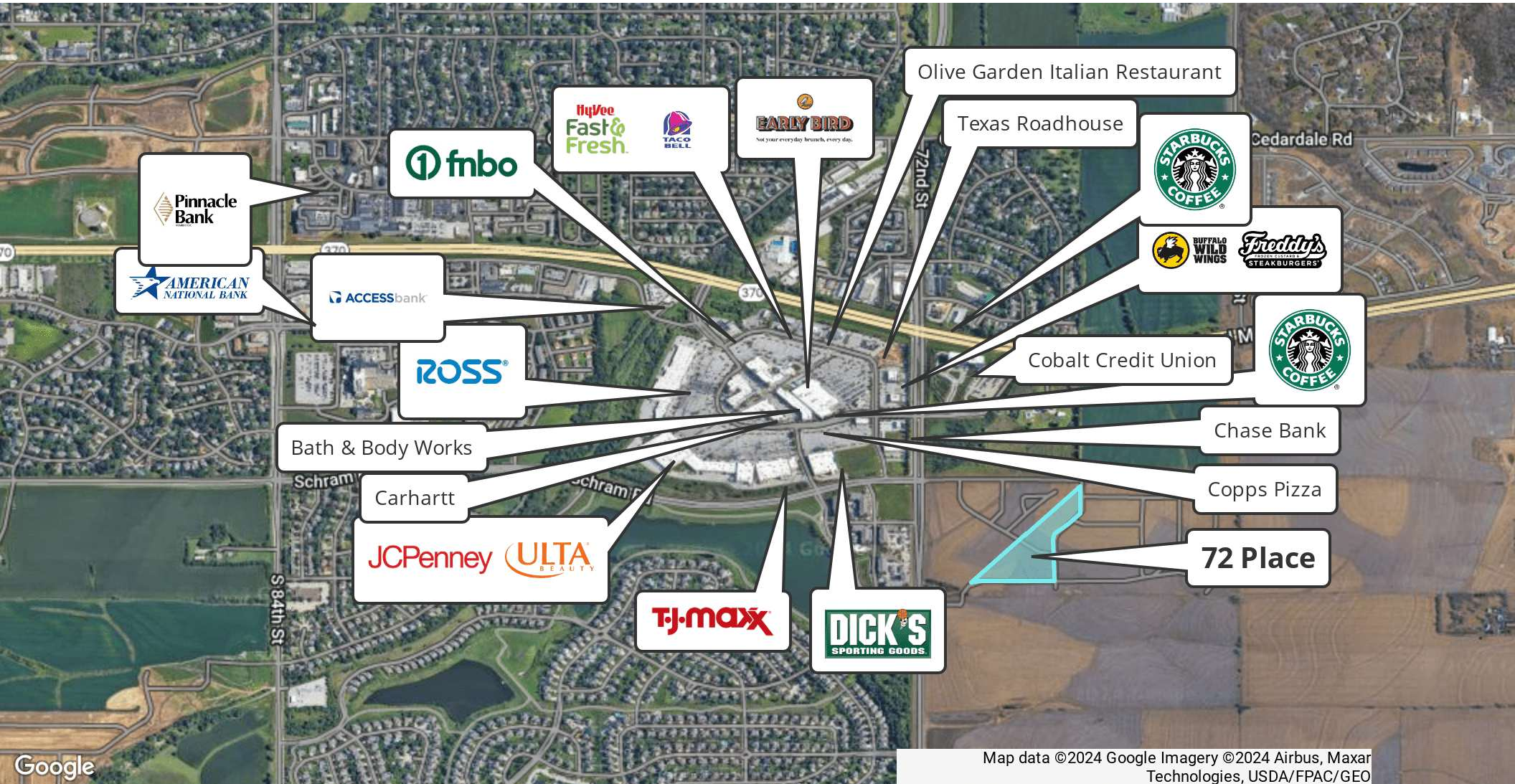
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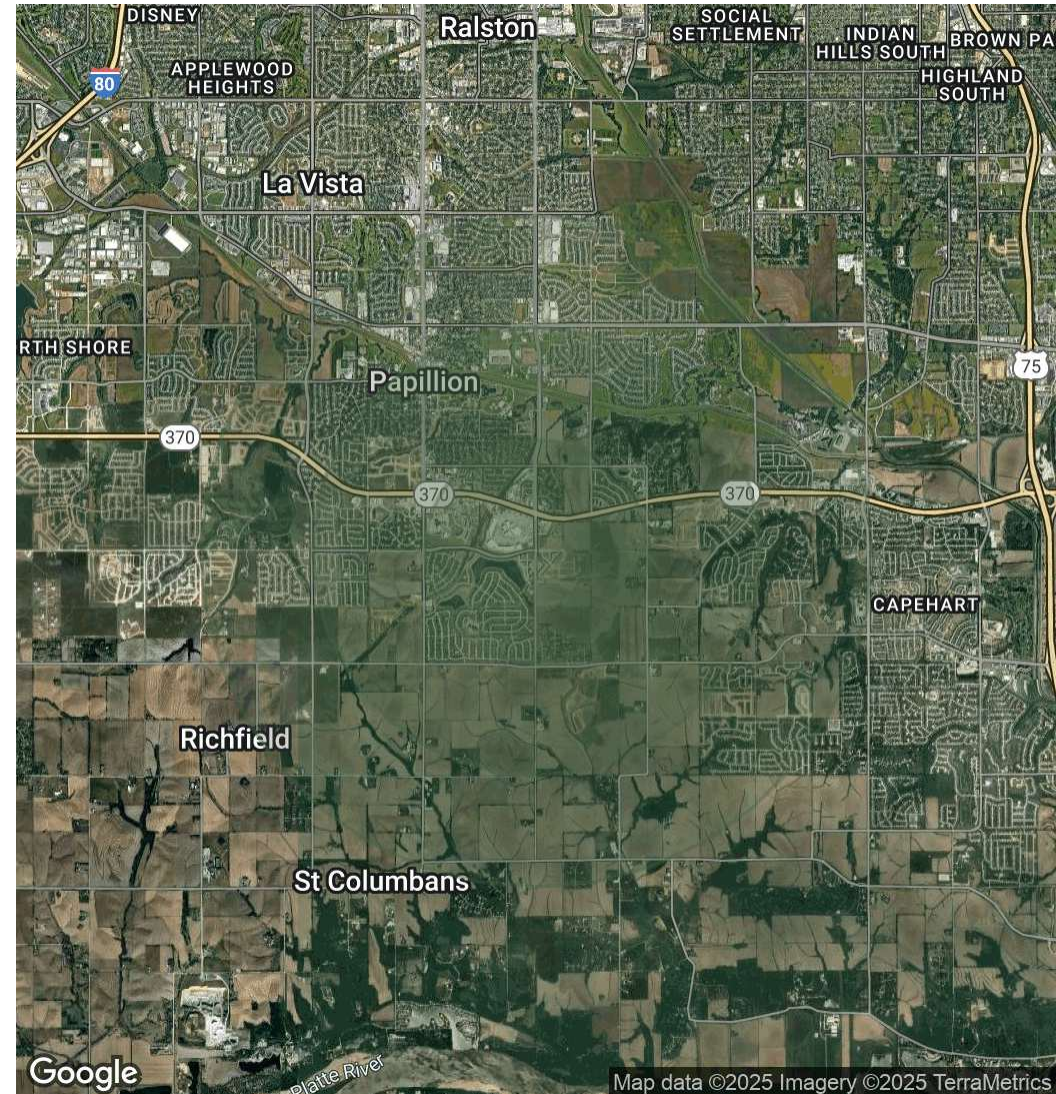
MULTIFAMILY LOTS FOR SALE

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

2020 American Community Survey (ACS)

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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