



JLL SEE A BRIGHTER WAY

For sale

Availability: 0.7494 - 2.97 acres

Sale price: See pricing chart

Zoning: MUC

0.75 - 2.97 acres

**HWY 6 & Capehart Road
Gretna, Nebraska 68028**

Property Overview

- Great retail sites located in the rapidly growing community of Gretna, Nebraska
- Utilities to site
- West of Highway 6 and in between Jansen Drive and Capehart Road
- Only a 5-minute drive to Interstate 80

Gretna Nebraska! Take your pick of these exceptional Mixed Use Commercial lots in the fastest growing city in Nebraska.

Conveniently located between Lincoln and Omaha, Gretna has a lot going on. These high visibility sites on HWY 6 are excellent for a variety of uses. Business is booming in Gretna!

Contact broker for additional information

Mark Palmer

Senior Vice President

mark.palmer1@jll.com

+1 402 677 9706

Eric Rose

Managing Director

eric.rose@jll.com

+1 406 855 0635

Nick Anderson

Associate

nicholas.anderson@jll.com

+1 515 729 6015

Jones Lang LaSalle Americas, Inc.

Tanner Borchardt

Senior Vice President

tanner.borchardt@jll.com

+1 308 529 3861

Site Plan



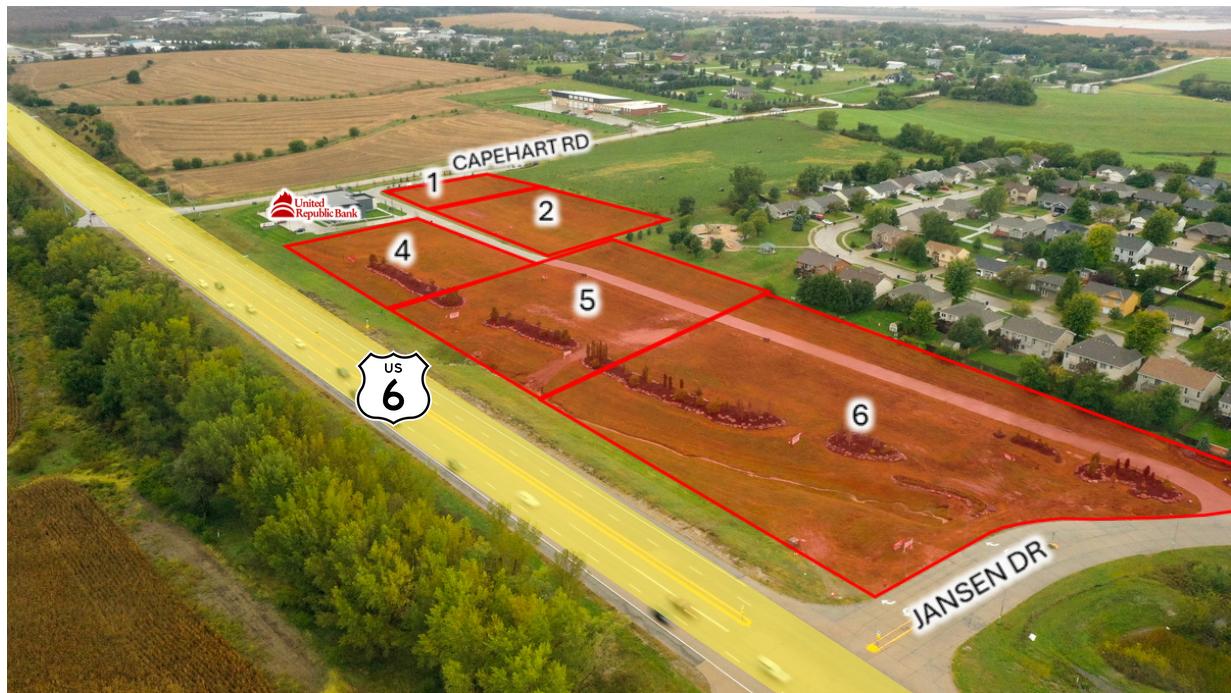
Pricing chart

| Lot | Acres | Price |
|-----|-----------|------------------------------|
| 1 | 0.7658 AC | \$658,800 (\$19.75 PSF) |
| 2 | 1.91 AC | \$1,643,200 (\$19.75 PSF) |
| 4 | 0.7494 AC | \$644,700 (\$19.75 PSF) |
| 5 | 2.14 AC | \$1,840,000 (\$19.75 PSF) |
| 6 | 2.97 AC | Contact broker |

MUC Zoning

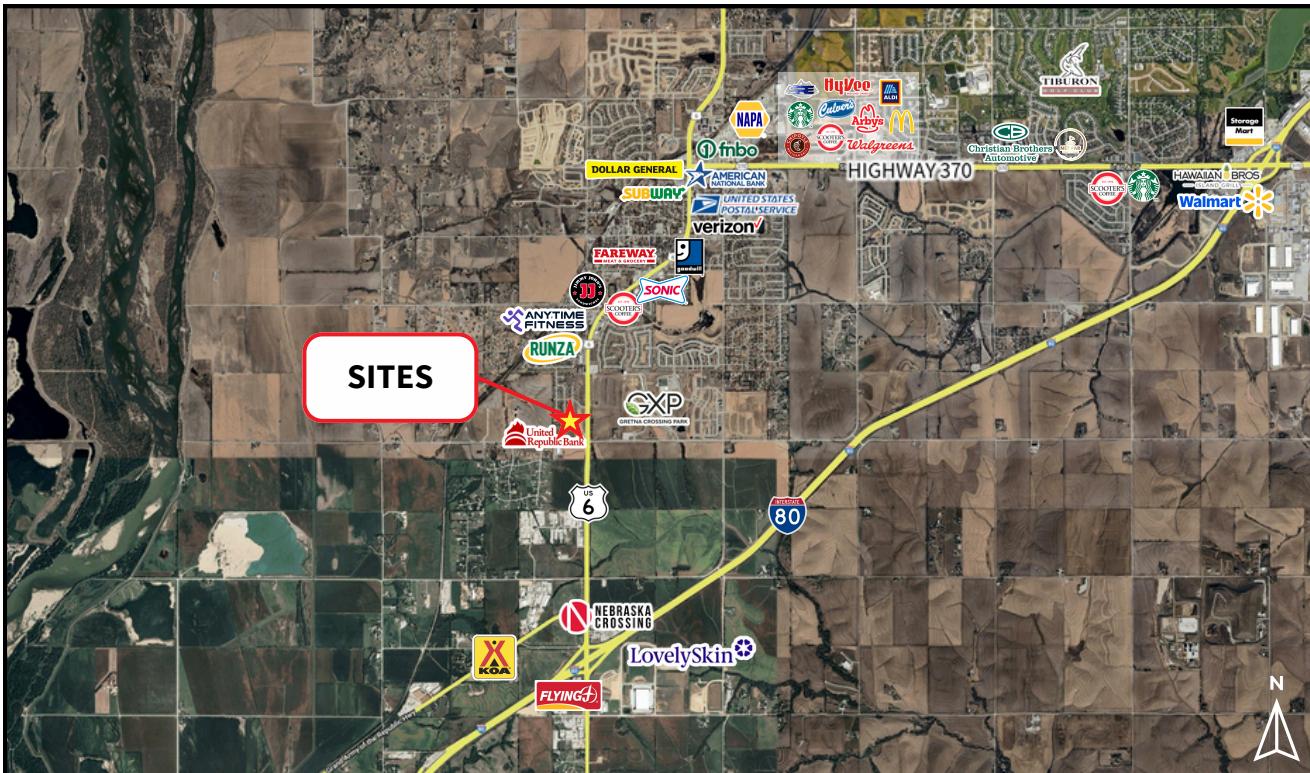
The purpose of this district is to allow high density, residential development in commercial and business park areas and areas providing all public facilities and supporting facilities to maintain a sound and pleasant environment for residents and the community as a whole. This district is also intended to allow for a combination of office, commercial, business park developments, and other uses within the area designated below through the use of aesthetic, architectural, and other standards in a manner that encourages development that is considered appropriate for the main entryways into and through the city of Gretna. Such Mixed Use Commercial and Business Park Zoning District shall require a rezoning inclusion of the CO Corridor or Interstate Corridor Overlay District in which such aesthetic, architectural, and other standards are prescribed. Such uses may require additional zoning to Planned Unit Development (PUD) District.

Images



For sale

HWY 6 & Capehart Road
Gretna, Nebraska 68028



Demographics

Radius of the Property

| | 3-mile | 5-miles | 10-miles |
|----------------------|-----------|-----------|-----------|
| Population | 13,911 | 36,066 | 194,348 |
| Daytime Population | 12,042 | 26,003 | 181,250 |
| Households | 4,723 | 12,117 | 71,418 |
| Avg Household Income | \$162,048 | \$173,075 | \$164,285 |

Contact broker for additional information

jll.com

Mark Palmer

Senior Vice President
mark.palmer1@jll.com
+1 402 677 9706

Eric Rose

Managing Director
eric.rose@jll.com
+1 406 855 0635

Nick Anderson

Associate
nicholas.anderson@jll.com
+1 515 729 6015

Tanner Borchardt

Senior Vice President
tanner.borchardt@jll.com
+1 308 529 3861