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GRETNA LANDING

MIXED-USE DEVELOPMENT OPPORTUNITY



VILLAGE POINTE

OLD NAVY APPLE URBAN OUTFITTERS RACK
SEPHORA BEST BUY lululemon COACH SCHEELS

OAKVIEW MALL

Dillard's JCPenney

WESTROADS TOPGOLF

VON MAUR DICK'S JCPenney AMC THEATRES OLD NAVY The Container Store

REGENCY

WHOLE FOODS POTTERY BARN lululemon ANTHROPOLOGIE WILLIAMS SONOMA BORSHEIMS

THE MARKETPLACE

at home JCPenney petco BOOT BARN JOANN Party City

LAKE MANAWA POWER CENTER

Walmart Office DEPOT sam's club

METRO CROSSING

DICK'S KOHL'S HOBBY LOBBY PET SMART ULTA TARGET T.J. MAXX

L STREET MARKETPLACE

ULTRA KIRKLAND'S SUPER TARGET sam's club ROSS Walmart petco Michaels WORLD MARKET

NEBRASKA CROSSING

NIKE Under Armour kate spade ULTA HomeGoods TJ-MAXX H&M THE NORTH FACE MICHAEL KORS COACH

SHADOW LAKE TOWN CENTER

ROSS JCPenney Burlington DICK'S ULTA Michaels OLD NAVY PET SMART T.J. MAXX HomeGoods



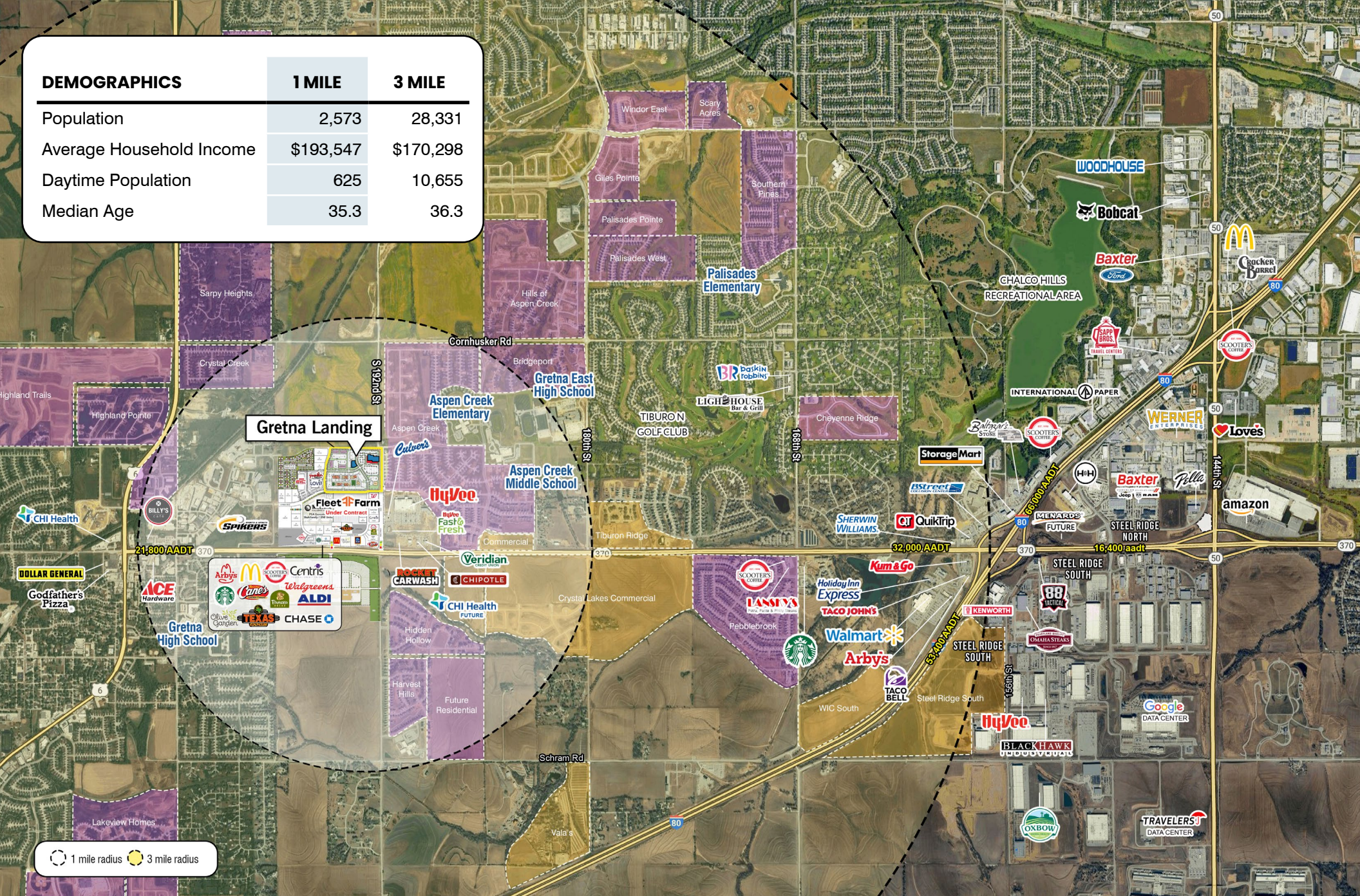
GRETNA LANDING
OMAHA RETAIL CENTERS

DEMOGRAPHICS

1 MILE

3 MILE

Population	2,573	28,331
Average Household Income	\$193,547	\$170,298
Daytime Population	625	10,655
Median Age	35.3	36.3



1 mile radius 3 mile radius



GRETNALANDING
HWY 370 TRADE AREA

DEVELOPMENT HIGHLIGHTS

- Development opportunity on 31 Acres of new Gretna Landing development
- Join HyVee, Fleet Farm (coming soon), and 132,000 SF medical facilities
- Located off 192nd & Hwy 370
- Future plans for 192nd Street to connect to I-80
- Over 1600 residential lots under development
- Easily accessible from signalized intersection
- Ideal location for restaurants, retail, office/flex-office, and hospitality

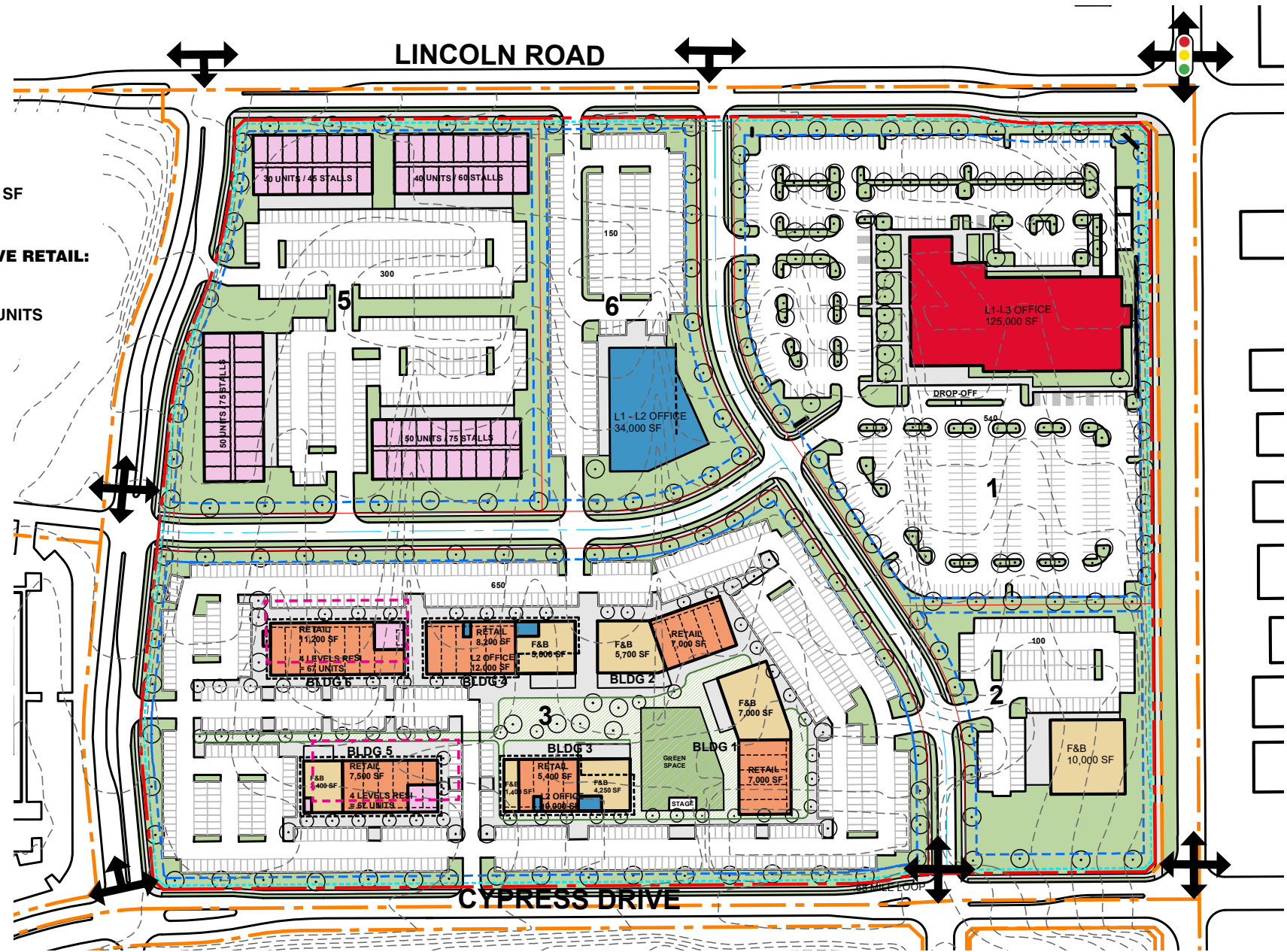


GRETNA LANDING

MIXED-USE DEVELOPMENT OPPORTUNITY

MASTERPLAN

- **OFFICE:** 181,00 SF
- **RETAIL/F&B:** 83,050 SF
- **RESIDENTIAL ABOVE RETAIL:** 135 UNITS
- **RESIDENTIAL:** 170 UNITS



GRETNA LANDING

LIVE. WORK. PLAY.

RESIDENTIAL
300± UNITS

OFFICE
34,000± SF

CORPORATE OFFICE
125,000 SF
coming Fall 2026

**RETAIL/
FOOD & BEVERAGE**
83,050 SF



GRETNA LANDING
MIXED-USE DEVELOPMENT OPPORTUNITY

		3 MILE	5 MILE	MSA
POPULATION	2024 Estimated Population	28,331	77,118	986,822
	2029 Projected Population	31,213	81,699	1,022,348
	2020 Census Population	26,302	77,086	967,604
	2010 Census Population	15,589	57,801	865,351
	Projected Annual Growth 2024 to 2029	2.0%	1.2%	0.7%
	Historical Annual Growth 2010 to 2024	5.8%	2.4%	1.0%
	2024 Median Age	36.3	36.2	36.0
HOUSEHOLDS	2024 Estimated Households	9,601	27,263	394,300
	2029 Projected Households	10,879	29,479	411,347
	2020 Census Households	8,905	26,228	375,433
	2010 Census Households	5,333	19,748	334,377
	Projected Annual Growth 2024 to 2029	2.7%	1.6%	0.9%
	Historical Annual Growth 2010 to 2024	5.7%	2.7%	1.3%
ETHNICITY	2024 Estimated White	90.1%	88.1%	77.5%
	2024 Estimated Black or African American	1.5%	2.1%	8.1%
	2024 Estimated Asian or Pacific Islander	2.3%	3.5%	3.5%
	2024 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.6%
	2024 Estimated Other Races	5.9%	6.2%	10.3%
	2024 Estimated Hispanic	6.3%	6.4%	11.5%
INCOME	2024 Estimated Average Household Income	\$170,298	\$162,627	\$119,649
	2024 Estimated Median Household Income	\$142,275	\$131,055	\$84,821
	2024 Estimated Per Capita Income	\$57,734	\$57,499	\$47,936
EDUCATION	2024 Estimated Elementary (Grade Level 0 to 8)	1.0%	1.2%	2.8%
	2024 Estimated Some High School (Grade Level 9 to 11)	1.7%	1.4%	3.7%
	2024 Estimated High School Graduate	14.4%	14.8%	22.4%
	2024 Estimated Some College	16.7%	19.5%	21.6%
	2024 Estimated Associates Degree Only	10.5%	10.0%	9.6%
	2024 Estimated Bachelors Degree Only	36.0%	34.4%	25.6%
	2024 Estimated Graduate Degree	19.9%	18.6%	14.3%
BUSINESS	2024 Estimated Total Businesses	551	1,879	33,064
	2024 Estimated Total Employees	3,342	17,970	409,923
	2024 Estimated Employee Population per Business	6.1	9.6	12.4
	2024 Estimated Residential Population per Business	51.4	41.0	29.8



GREटना LANDING

HWY 370 & 192ND STREET

CONTACT

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DEVELOPED BY



Headquartered in Omaha, NE, Noddle Companies represents a premier development team with more than 50 years of experience in real estate development. Specializing in commercial real estate development and property management, Noddle is one of the largest developers of community shopping centers and office buildings in the Midwest. As a diversified, full-service developer of office, retail, and mixed-use projects, we offer a wide range of services that include site selection, entitlements, development, redevelopment, sales, leasing, property management, structured financing such as Credit Tenant Leases, and more. From concept to completion, our goal is to determine the best use of a property and deliver the best project to ensure long-term success in the community.

Our projects not only seek to benefit our clients, but also the neighboring community and customers. We seek to provide innovative, cost effective solutions for our public partners that maximize resources and provide properties that public agencies and the community can enjoy for the long-term.

EXPERIENCE

- Community Redevelopment & Master Planning
- Public Business Resource & Financial Planning
- Federal Build-to-suit
- Tax Incentives
- Higher-Education Real Estate Planning
- Portfolio including over 150 completed projects and 8 million SF of managed properties
- Markets including Texas, Nevada, Tennessee, Mississippi, Connecticut, New York, and New Jersey