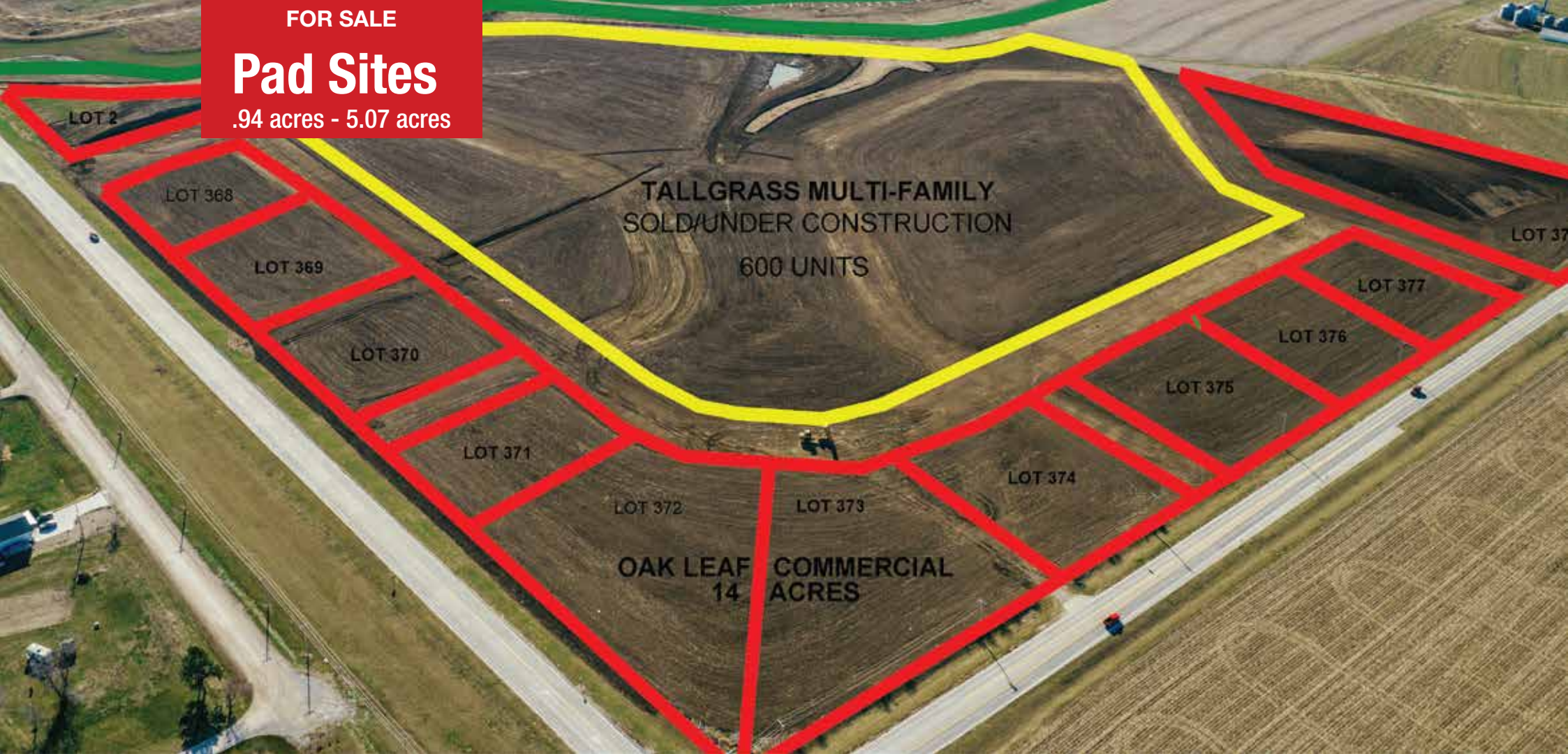


FOR SALE

Pad Sites

.94 acres - 5.07 acres



Oak Leaf : 72nd & Capehart Road, Sarpy County 68113

\$8.00-\$22.00 PSF



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Oak Leaf Pad Sites

MARKET OVERVIEW

The Oak Leaf development is strategically positioned within the Sarpy East retail submarket, which is currently experiencing favorable market conditions. With a vacancy rate of just 4.4%, the area has seen a notable decrease of 0.8% compared to last year, indicating a tightening market.

The submarket has also achieved 84,000 SF of positive absorption and 22,000 SF of net deliveries over the past year, demonstrating strong demand for retail space. Rents in the Sarpy East retail submarket have risen by 4.8% in the past 12 months, reaching approximately \$17.60/SF, a trend that is expected to continue given the lack of new construction. The total retail inventory in Sarpy East amounts to 7.5 million SF, with a diverse range of asset classes including general retail buildings, malls, power centers, and neighborhood centers.

Oak Leaf offers 800,000+ square feet of combined land development that will benefit from the submarket's strong economic fundamentals, including a higher-than-average rent growth of 17.0% over the past three years, outpacing the Omaha market average of 14.8%. This positions Oak Leaf as a prime location for retail tenants seeking to capitalize on the areas increasing demand and competitive rental rates.

\$201,324
(1 MILE)

AVG HOUSEHOLD INCOME

32,771
(3 MILE)

TOTAL POPULATION

11,642
(3 MILE)

NO. OF HOUSEHOLDS

35
(1 MILE)

AVERAGE AGE



LOT DESCRIPTIONS

LOT	APN	AC	SF	PSF	TOTAL
002	11613993	2.1585	94,024.26	\$22.00	\$2,068,533.72
368	11617984	1.6763	73,019.628	\$16.00	\$1,168,314.05
369	11617985	1.237	53,883.72	\$14.00	\$754,372.08
370	11617986	1.2452	54,240.912	\$16.00	\$867,854.59
371	11617987	0.9908	43,159.248	\$16.00	\$690,547.97
372	11617988	1.2886	56,131.416	\$18.00	\$1,010,365.49
373	11617989	1.4984	65,270.304	\$18.00	\$1,174,865.47
374	11617990	1.0602	46,182.312	\$16.00	\$738,916.99
375	11617991	1.0221	44,522.676	\$16.00	\$712,362.82
376	11617992	0.9457	41,194.692	\$14.00	\$576,725.69
377	11617993	1.1788	51,348.528	\$16.00	\$821,576.45
378	11617994	5.0702	220,857.912	\$8.00	\$1,766,863.30



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Oak Leaf Pad Sites

PROPERTY OVERVIEW

Oak Leaf is set to become the largest mixed-use real estate development in Sarpy County. The project aims to create a vibrant and dynamic community that offers a blend of residential, commercial, and educational opportunities, catering to the growing needs of Papillion, Nebraska. The project spans over 230 acres, strategically located at the southeast corner of 72nd Street and Capehart Road in Papillion, Nebraska. Traffic counts at this intersection are at about 9500 VPD.

This mixed-use development encompasses residential, commercial, and educational components which will include approx. 500 single-family homes (DR Horton), 611 multifamily units (Hoppe & Sons) in various configurations, including townhouses, flats, duplexes, and single-family rentals and 800,000 square feet of commercial space across twelve pads. The development will feature a dedicated site for an elementary school, ample green spaces, and a diverse range of retail, dining, entertainment, and office spaces.

SUBMARKET INFORMATION

The submarket has seen significant investment activity, with 68 sales over the past three years, totaling \$119 million in volume and 860,000 SF of inventory. The consistent 7.3% cap rate aligns with the market's stability, making Oak Leaf an attractive opportunity for investors and retailers alike. Oak Leaf offers a diverse range of commercial development opportunities with pad sizes ranging from just under an acre to over 5 acres. These pads boast excellent visibility along 72nd Street and Capehart Rd, making them ideal for a variety of businesses. The development is strategically targeting a mix of tenants, including convenience stores, grocers, banks, retail outlets, quick service restaurants (QSR), entertainment venues, daycare facilities, and more. This prime location within the thriving Sarpy East retail submarket positions Oak Leaf as a top destination for businesses looking to capitalize on the area's growing residential population and increasing commercial demand.

TRAFFIC COUNTS

9,500
VPD

Capehart Rd & 72nd St.

8,000
VPD

Capehart Rd & 84th St

46,000
VPD

Hwy 370 & 72nd St

7,500
VPD

72nd & Platteview Rd

7,500
VPD

Capehart Rd & 60th St

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