

Also Available
Contact Agent

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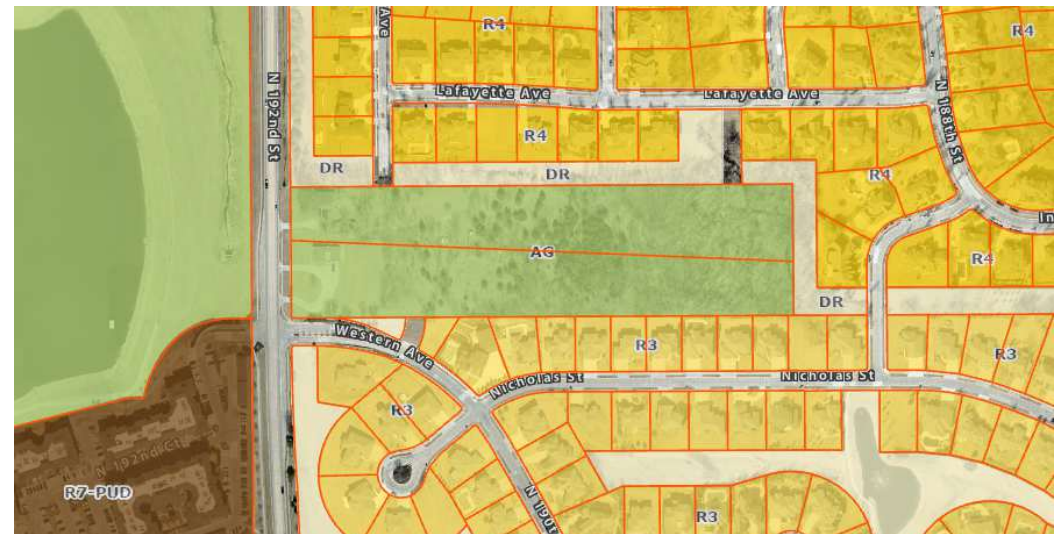


SITE INFORMATION

PRICE	\$1,000,000 (\$4.73 PSF)
Land Size	4.85 Acres (211,266 SF)
Current Zoning District	Agricultural (AG)
City Plan Future Land Use	Low-density Residential
TIF Availability (CRA)	No

SITE OVERVIEW

- **Adjacent parcel also available:** Contact Agent (Total of 9.75 acres)
- **High-end Homes:** Adjacent Zestimates: \$620k to \$2.11 million (See page 6)
- **Proposed Uses:** Single Family Build to Rent, Townhomes, Senior Living
- **Possible Zoning Transition:** from Agricultural (AG) to Residential-5 (R5)
- **Easy access:** to storm, sanitary and water is available



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\$1.2 Billion Avenue 1 Development Underway (2-minute drive)



South Side of 192nd & Dodge: Office: 800k SF | Retail: 700k SF | 2,000 MF Units



Elkhorn High School - Ranked #3 School in Nebraska



Metro Community College (4-minute drive)

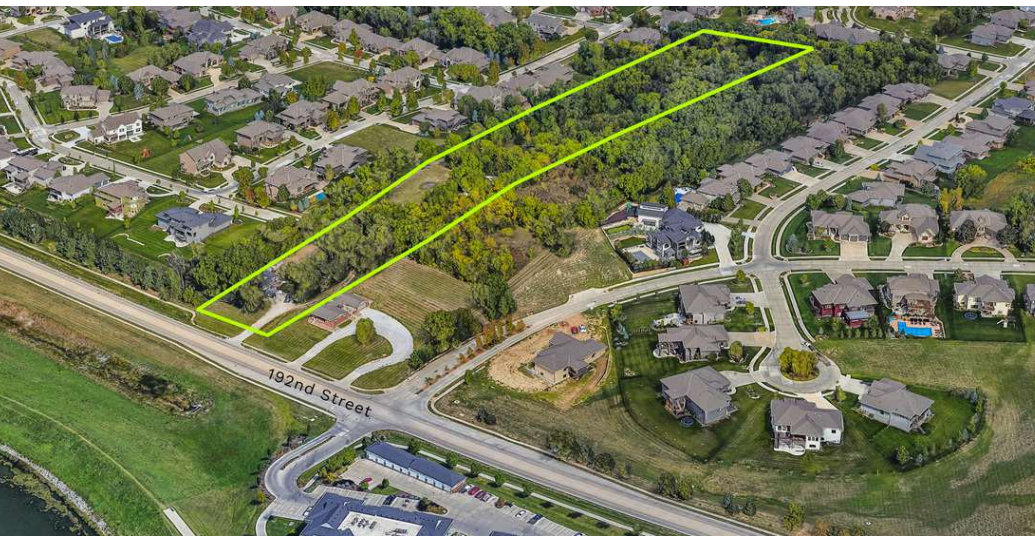


Methodist Women's Hospital (1-minute drive)

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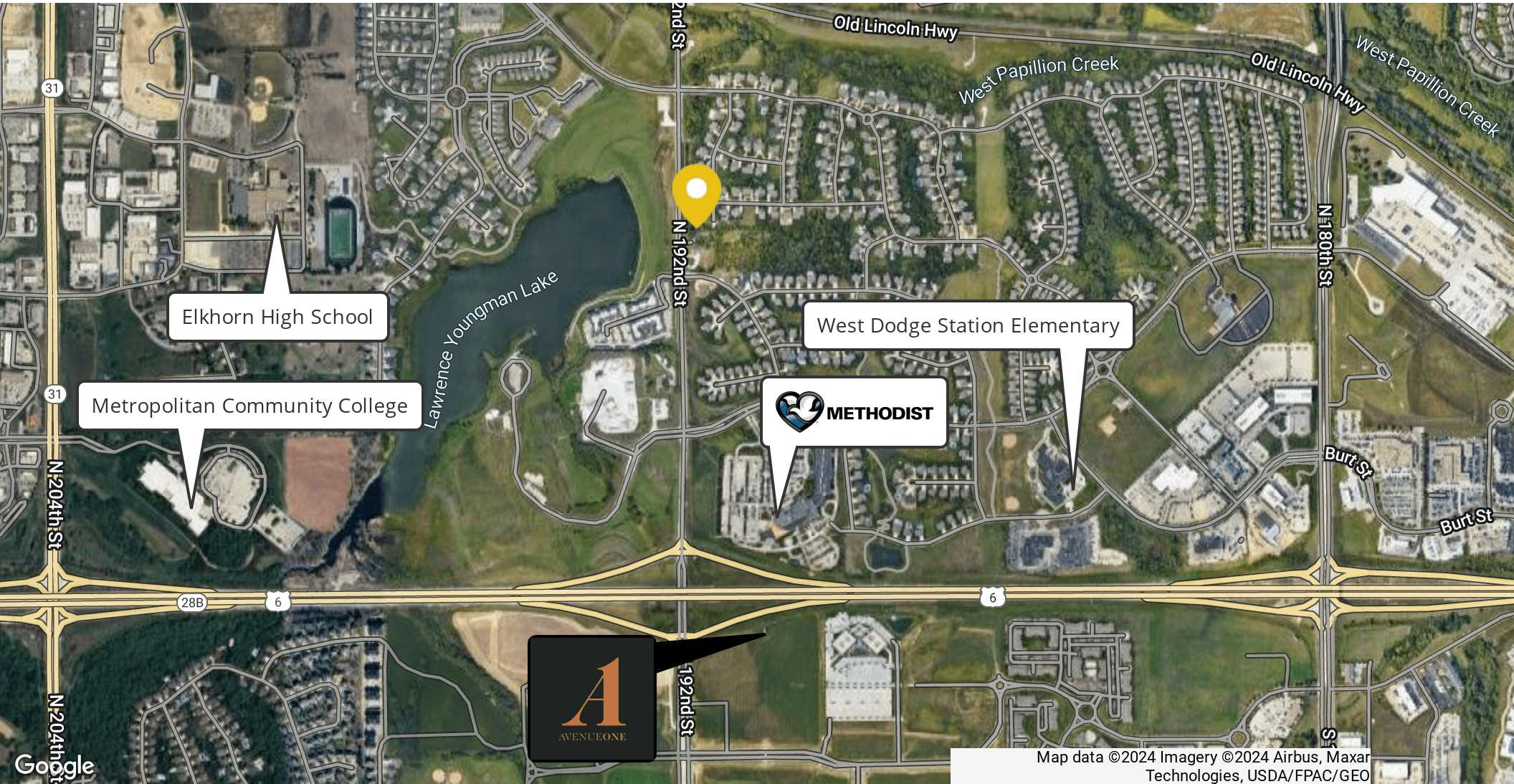
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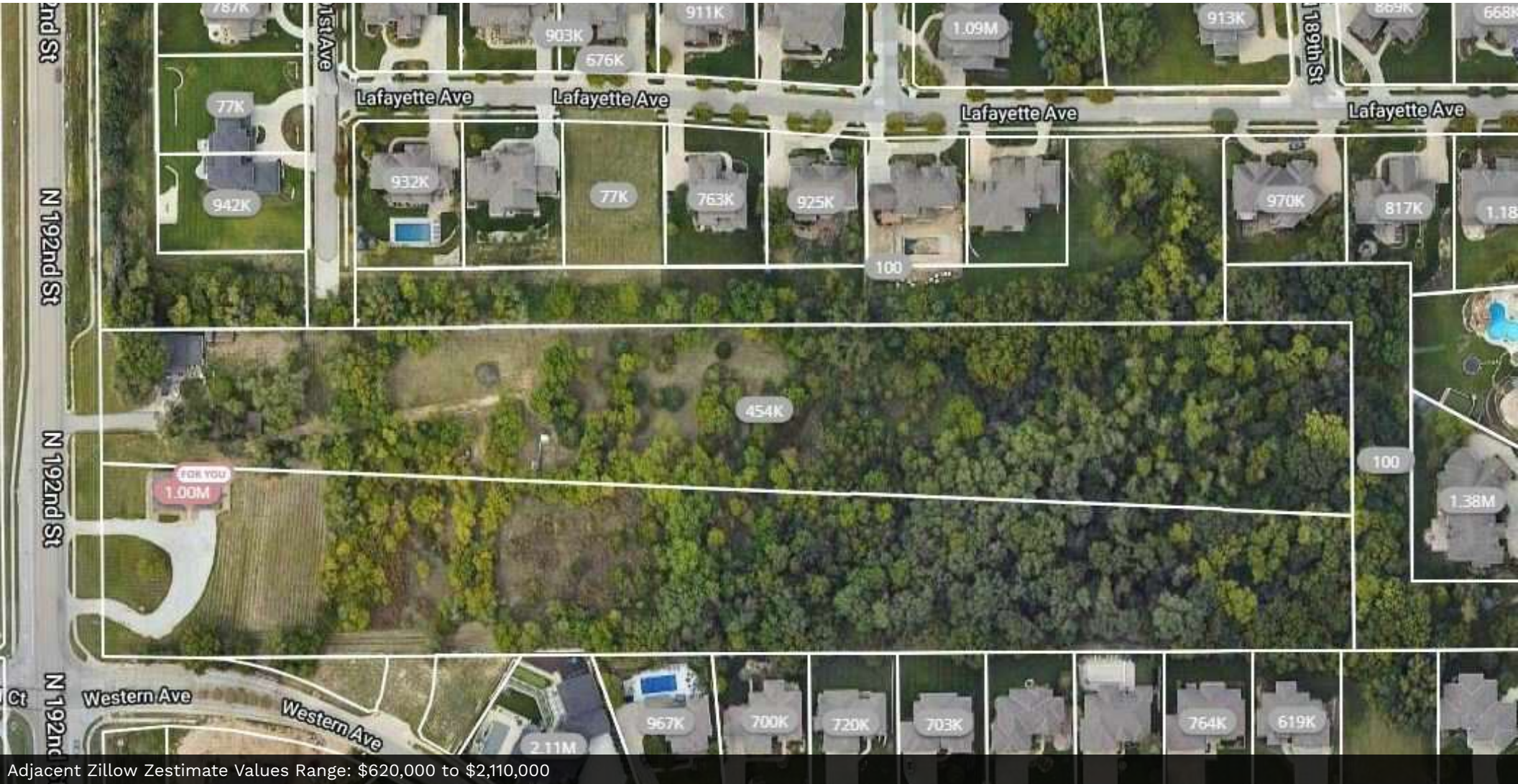
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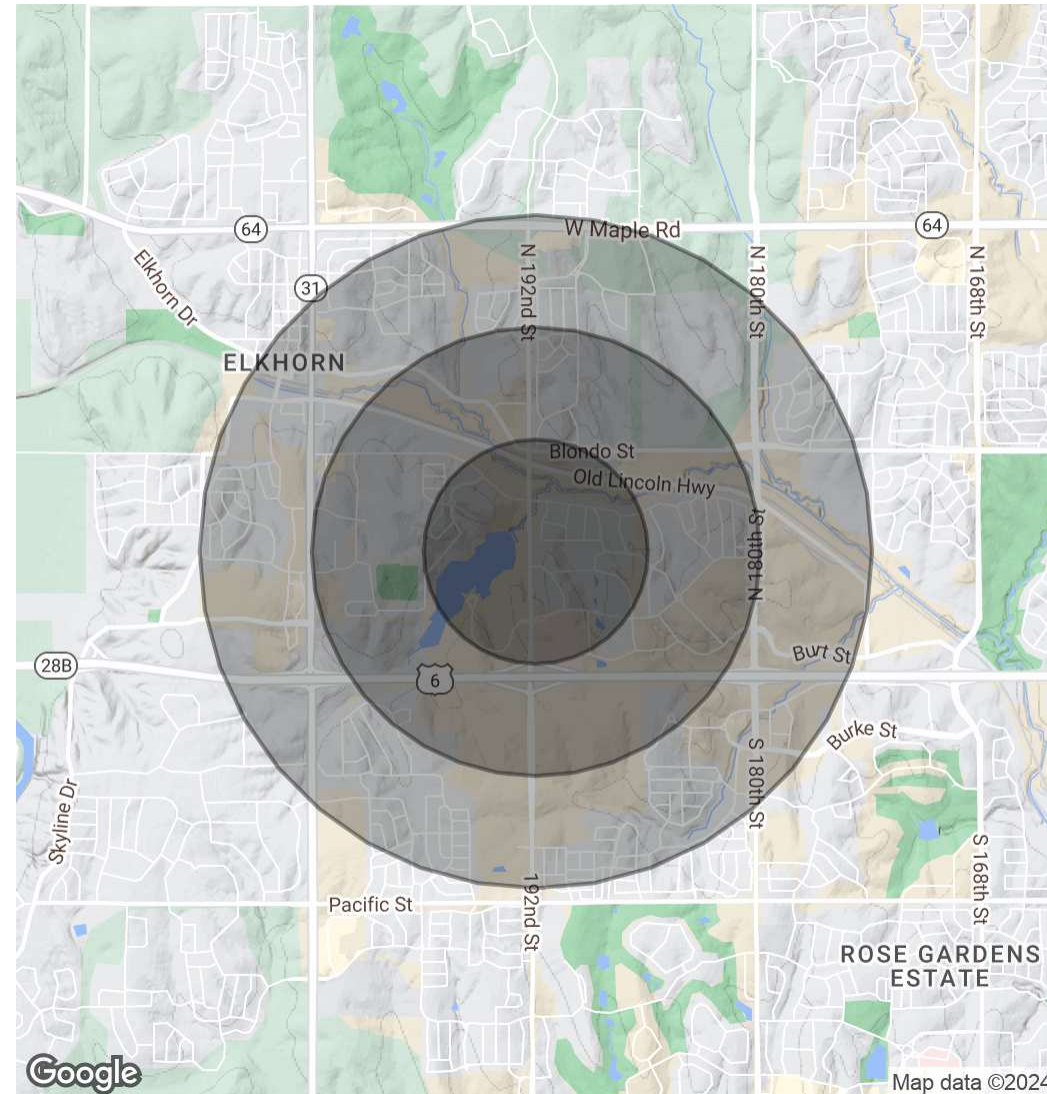
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,211	5,388	14,134
Average Age	33.5	33.0	34.5
Average Age (Male)	23.3	26.7	30.9
Average Age (Female)	38.5	35.9	35.9

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	431	2,130	5,624
# of Persons per HH	2.8	2.5	2.5
Average HH Income	\$172,503	\$140,475	\$121,606
Average House Value	\$479,207	\$427,543	\$356,749

2020 American Community Survey (ACS)



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