

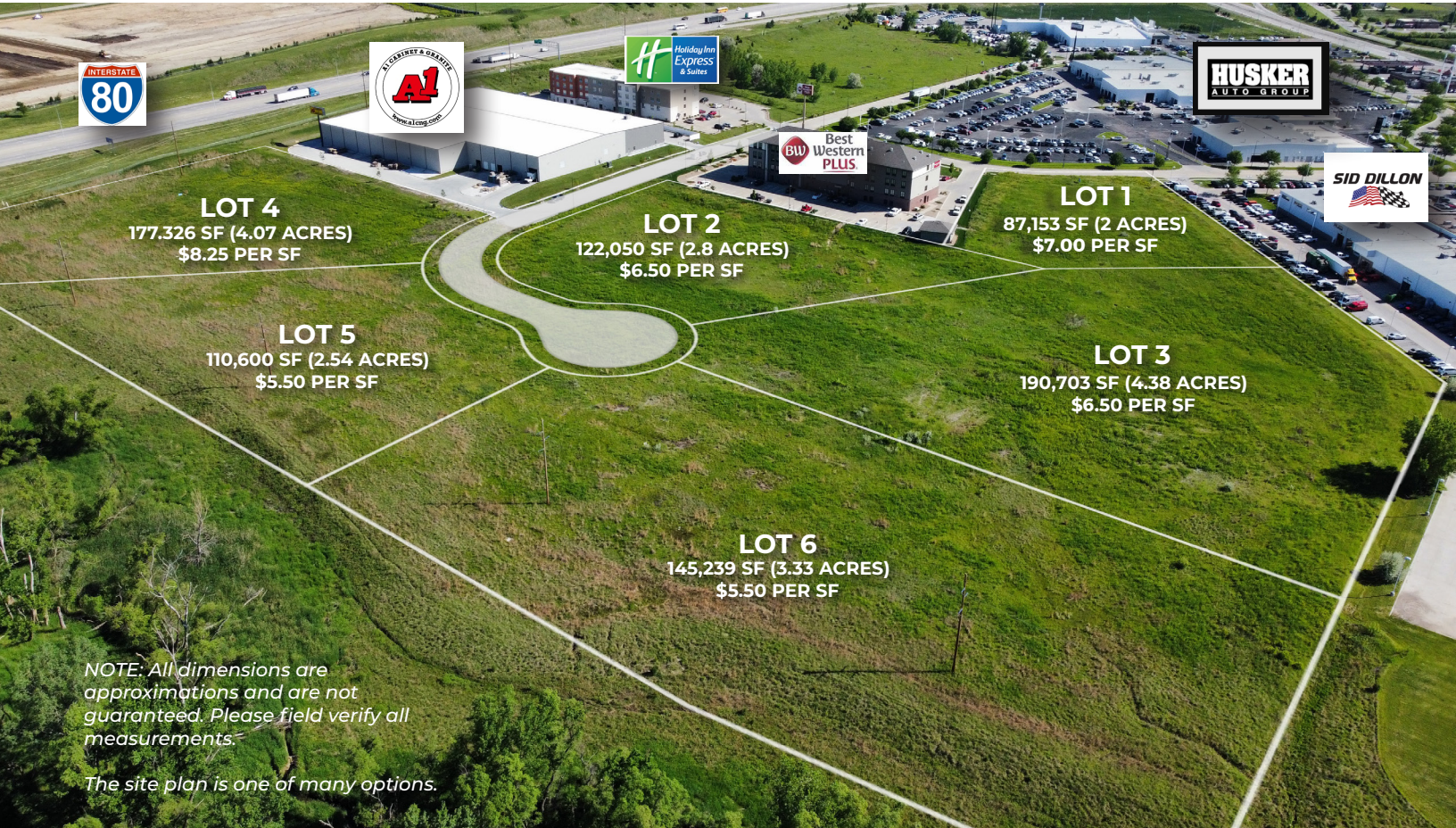
PAD SITES FOR SALE:

North Creek Development

2301 Whitehead Dr & 2140 Wildcat Cir | Lincoln, NE 68521

20.22 Acres

LINE
PARTNERS



LISTING AGENTS:

Pat Heiser

402 875 3600

pheiser@linepartners.com

Chris Vasek, SIOR

402 202 7648

cvasek@linepartners.com

1001 S 70th Street, Suite 108

Lincoln, NE 68510

402 937 8855

linepartners.com

LINE
PARTNERS

2301 Whitehead Drive & 2140 Wildcat Circle Industrial/Flex Pad Sites Along I-80

About the Property

New Industrial pad sites are available for sale along I-80 near 27th and Fletcher. The site consists of six lots, the developer is willing to consolidate or expand based on the buyer's needs.

Agent has equity

PROPERTY DETAILS:

- ▶ Zoning – H-3
- ▶ No impact fees other than water hook up.
- ▶ Developer verified with civil engineer that the property is not impacted by the new floodplain requirements that were recently passed by the mayor and city council.
- ▶ Each lot will have monument signage on I-80.



2301 Whitehead Drive & 2140 Wildcat Circle Property Photos



LOT DETAILS:

LOT	SF	ACRES	PRICE PER SF	PRICE
1	87,153	2	\$7.00	\$609,840.00
2	122,050	2.8	\$6.50	\$793,325.00
3	190,703	4.38	\$6.50	\$1,240,153.20
4	177,326	4.07	\$8.25	\$1,462,939.50
5	110,600	2.54	\$5.50	\$608,300.00
6	145,239	3.33	\$5.50	\$798,814.50

NORTH CREEK DEVELOPMENT SITE CONTEXT

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NOTE: All dimensions are approximations and are not guaranteed. Please field verify all measurements.