

# FOR LEASE DEER POINTE LOTS

Fremont, Nebraska



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ACCESS Commercial, LLC

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### Lot Details

Lot 1  
.98 AC

Lot 2  
.9 AC

## PROPERTY HIGHLIGHTS:

- Located at the intersection of two major highways providing heavy regional traffic and easy access
- Frontage on E. 23rd Street
- All lots have drive-thru capabilities
- Infrastructure in place - ready to build
- Near Midland University: Enrollment 1,400+ students
- Join Walmart, Menards, Hobby Lobby, Sonic, Panda Express, Applebee's, Taco Johns, Hardee's, Aldi, and many others in this new and rapidly growing area of Fremont, Nebraska
- Near the Costco chicken plant: 1,200+ employees

### CONTACT LISTING AGENT FOR MORE INFORMATION:

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## DEMOGRAPHICS

**15,364**

VEHICLES  
PER DAY

**28,667**

EMPLOYEES  
IN AREA

**2,455**

BUSINESSES  
IN AREA

	3 Mile:	5 Mile:	25 Min. Drive:
Daytime Population	21,073	23,855	46,131
Population	27,369	30,487	68,419
Average HH Income	\$87,197	\$89,059	\$134,586



Walmart:  
2.7M visits past 12 months



Menards:  
1M visits past 12 months



Hy-Vee:  
1M visits past 12 months



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## ABOUT FREMONT, NEBRASKA

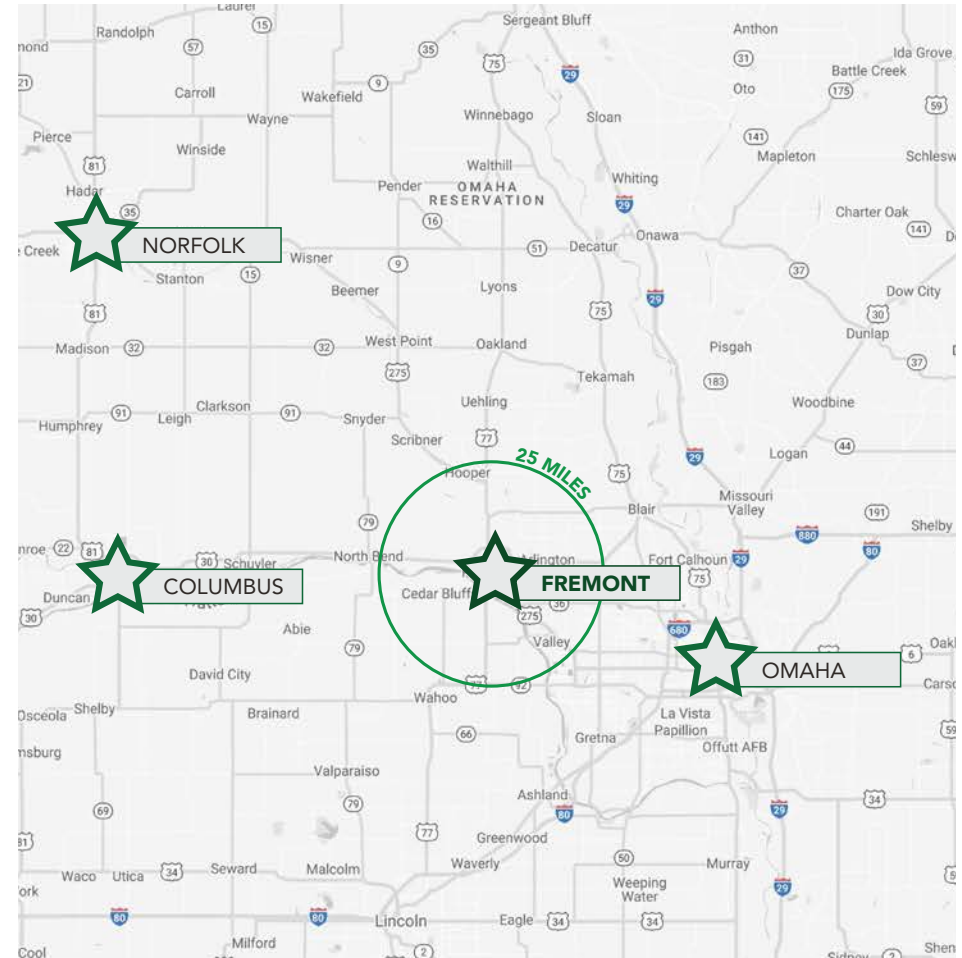
### FREMONT, NEBRASKA

Fremont is diverse, inclusive, and collaborative. Fremont is positioned for growth because of the community's strong foundation, agricultural heritage and skilled workforce. But that's not all the community is focused on. Fremont's leaders and residents are looking to the future and building upon the city's diversity to identify new opportunities for advancement and growth. Through inclusivity and collaboration, the city is poised to reach new heights. Fremont. Here We Grow.

- Fremont Chamber of Commerce

### TOP 10 EMPLOYERS

Valmont Industries  
Wholestone Farms  
Lincoln Premium Poultry  
Methodist Fremont  
Fremont Public Schools  
Nye Health Services  
Hy-Vee Food Stores, Inc.  
Fremont Contract Carriers, Inc.  
YMCA  
Fremont Beef Company



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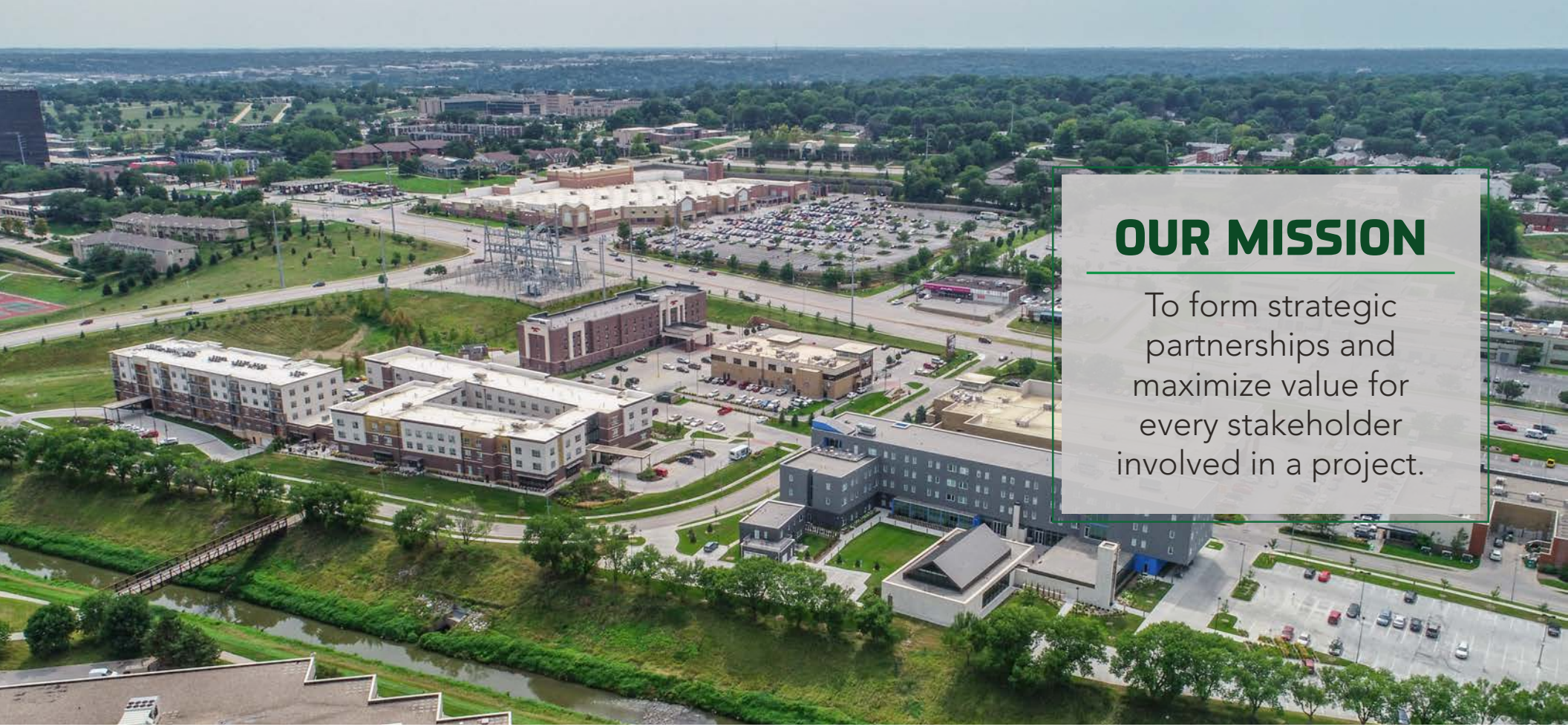
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## OUR MISSION

To form strategic partnerships and maximize value for every stakeholder involved in a project.

Our Brokerage Team forms strategic partnerships by aligning with forward-thinking clients who are ready to experience a refreshing approach to their real estate objectives. Our experienced brokerage team creates value across all real estate sectors. Whether a single transaction or a large portfolio, we work relentlessly to execute your strategy. Although Omaha, Nebraska is our home, we have a strong transactional footprint in the Midwest and substantial National experience.

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**KIRK HANSON**  
**PRINCIPAL**

Kirk is responsible for all business development and brokerage activities for ACCESS and affiliated companies. He holds a Bachelor's Degree in Finance from the University of Nebraska at Lincoln and is a licensed broker in Nebraska, Iowa, Missouri, and North Dakota. He is also a long-time member of the International Council of Shopping Centers (ICSC) and the Entrepreneurs Organization (EO).

Kirk lives in Omaha, Nebraska with his wife and two sons. He enjoys spending his free time with his family and fishing.



**ROCKY PRYOR**  
**BROKERAGE ASSOCIATE**

Rocky graduated from the Jesuit school of Rockhurst University with a dual major in Communication and Nonprofit Leadership. He competed in persuasive speech competitions and was named the Vice President of the Nonprofit Leadership Alliance on campus. He is a licensed Real Estate Agent in Nebraska with 5+ years of experience specializing in development/landlord representation.

Rocky lives in Omaha, Nebraska and he enjoys being outside exploring new places.



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