

# Commercial Land

SEC Highway 370 & S 48th Street  
Bellevue, NE 68133  
[www.cbre.us/nebraska](http://www.cbre.us/nebraska)

Office / Retail Land

Now Available



## Property Details

Land Available 3.88 AC / 169,012 SF

Sale Price \$13.50 PSF

## Features

- + Hwy 370 exposure and visibility
- + Currently zoned BG-PCO
- + Located near shopping, entertainment, restaurants and medical
- + Hard corner site
- + Convenient access to Interstate 80, major highways and all points in Metro Omaha
- + Real Estate Taxes: \$ 35,804.16 (2021)

## Commercial Land

SEC Highway 370 & S 48th Street | Bellevue, NE 68133

# For Sale



| Demographics                              | 1 Mile                                                                                                          | 3 Miles   | 5 Miles  |
|-------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-----------|----------|
| Average Household Income                  | \$127,399                                                                                                       | \$103,396 | \$90,722 |
| 2021 - 2026 Annual Population Growth Rate | 1.83%                                                                                                           | 1.73%     | 1.30%    |
| Traffic Count: 27,350 (2018)              | Source: <a href="https://mapacog.org/services/transportation/">https://mapacog.org/services/transportation/</a> |           |          |

## Contact Us

### Mark Obermeyer

Vice President

+1 402 697 5825

[mark.obermeyer@cbre.com](mailto:mark.obermeyer@cbre.com)

### Dale Scott

Senior Vice President

+1 402 697 5846

[dale.scott@cbre.com](mailto:dale.scott@cbre.com)

rev020322aw © 2022 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.