



US-75  
37,610 AADT

CAPEHART RD

FORT CROOK ROADS

Offut Air Force Base

# MH Zoned Land For Sale

HIGHWAY 75 & CAPEHART ROAD | BELLEVUE, NE 68123



# Property Overview

MH Zoned Land  
For Sale

**Intersection:** Highway 75 & Capehart Road, Bellevue, NE

**Submarket:** Southeast Omaha Submarket

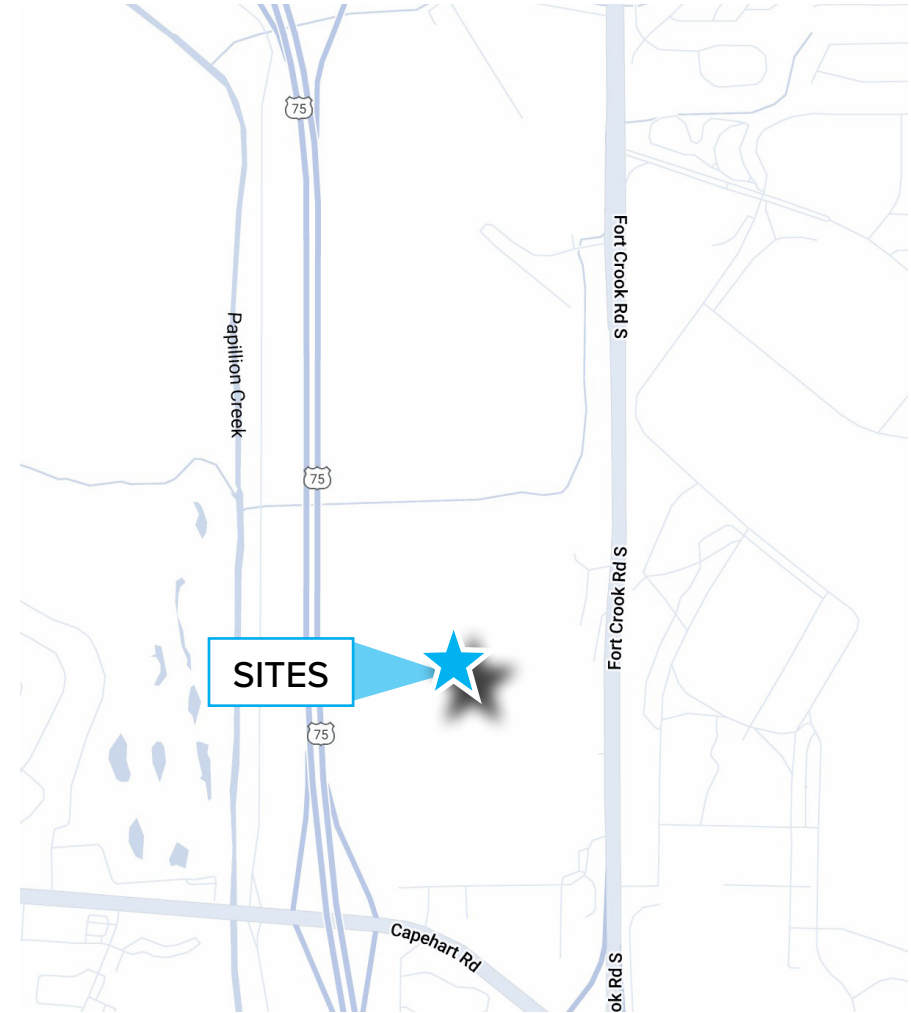
**Lot Size:** ±120 Acres

**Zoning:** MH & BC

**Highlights:**

- Strategic Opportunity with an Irreplaceable Location
- Close proximity to Offutt Air Force Base
- Large Parcel with Rare Zoning
- Easy Access to Highway 75
- Potential Rail Spur
- Currently Zoned Heavy Manufacturing

**Price:** \$8,000,000



## PRESENTED BY

**DANIELLE LOWRY**

BROKERAGE ASSOCIATE

402.690.2488

danielle@puremgmt.com

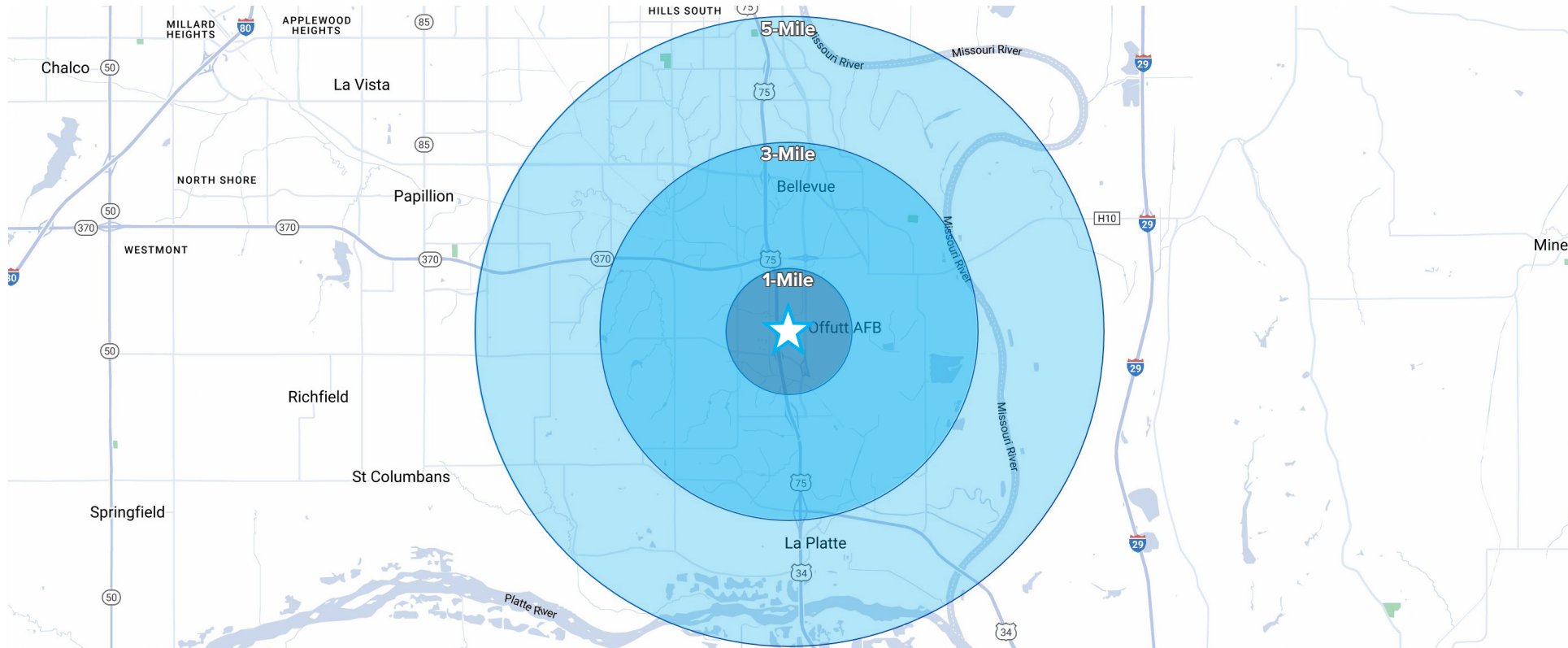
LIC# 20120037

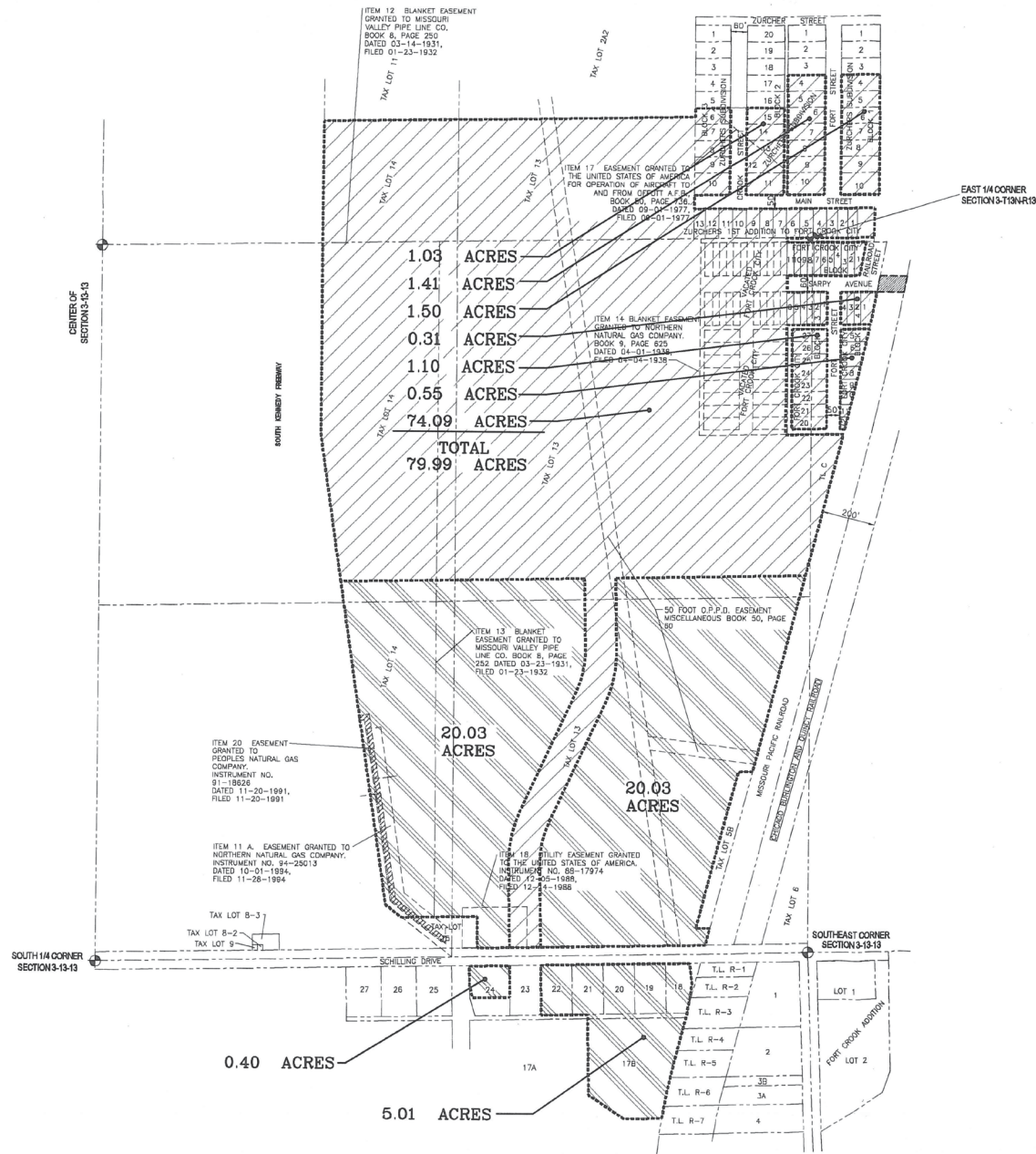
**PURE**  
PROPERTY MANAGEMENT

# Local Demographics

MH Zoned Land  
For Sale

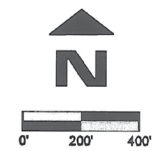
2023 Demographics	1-Mile	3-Mile	5-Mile
<b>POPULATION</b>			
Total Population:	2,730	55,156	87,324
Annual Growth 2023-2028:	0.2%	0.9%	1.0%
<b>HOUSING</b>			
Total Housing Units:	1,055	20,653	32,431
<b>INCOME</b>			
Avg. Household Income:	\$113,346	\$92,521	\$94,308

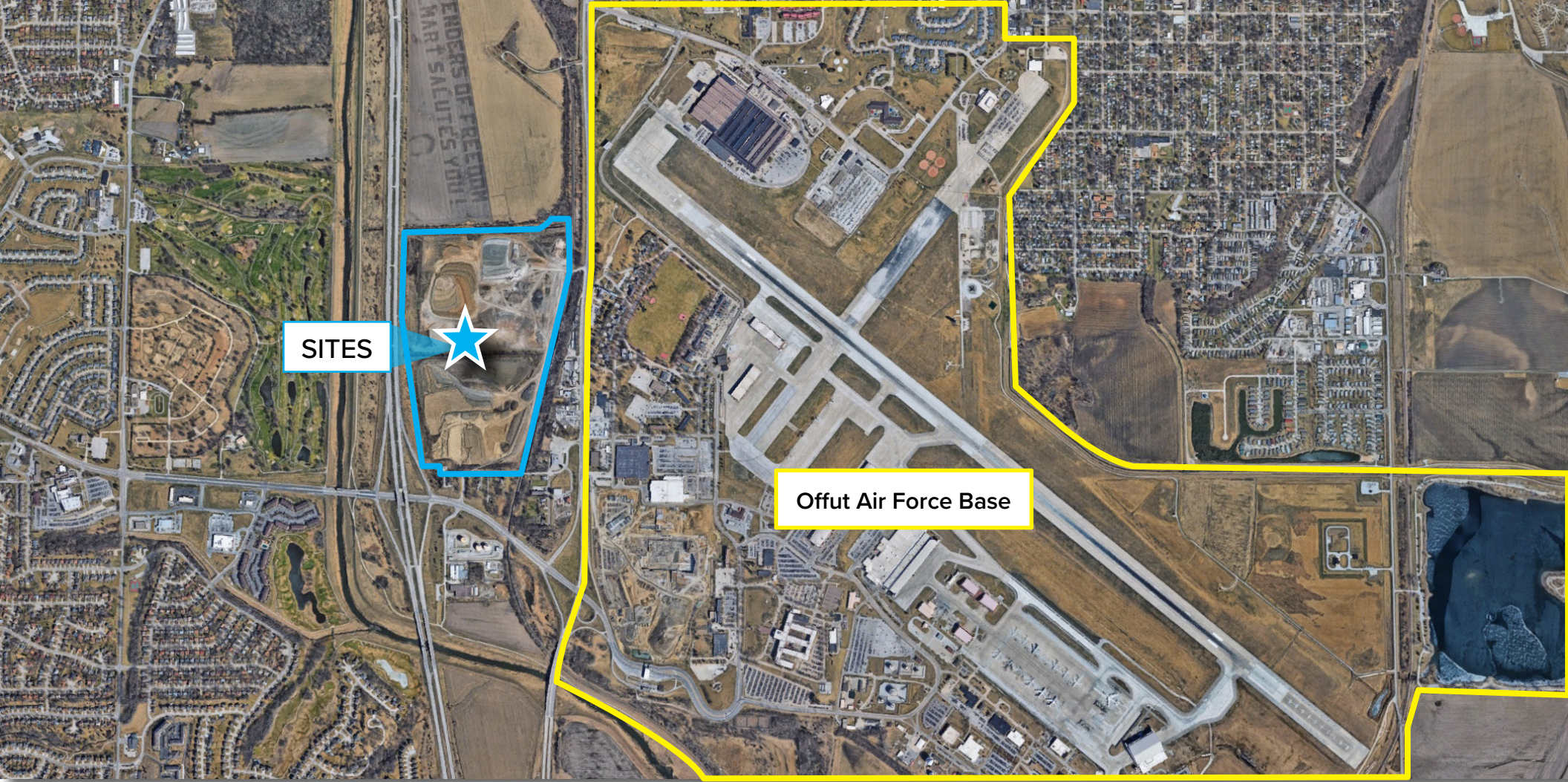




TOTAL 125.46 ACRES

3.35 ACRES IN ADJACENT STREETS AND ALLEYS THAT HAVE NOT BEEN VACATED





SITES



Offut Air Force Base

**PRESENTED BY**

**DANIELLE LOWRY**  
BROKERAGE ASSOCIATE  
402.690.2488  
danielle@puremgmt.com  
LIC# 20120037

**PURE**  
PROPERTY MANAGEMENT