



132nd & Hwy 370

S 132nd & Hwy 370, Omaha, NE 68138

74+/- Acres of Development Ground **FOR SALE**



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Features:

- One of the last remaining non-developer owned parcels east of I-80 and fronting Hwy 370.
- Highly visible and easily accessible location in Sarpy County, Nebraska's fastest growing county.
- Currently zoned AG, City of Papillion Future Land Use map designated as MU1 (which would allow high density residential, office and commercial) in Papillion.
- All utilities will be brought to the site (estimated completion in 2020).
- Adjacent to Prairie Queen Recreation Area.

Lot Size AC:

74.25 Acres

Sale Price

Contact Broker

Notes

Lots I, II, and Replat II available separately

Zoning

AG, Future Land Use designated as MU1

Utilities

Water:

Installed

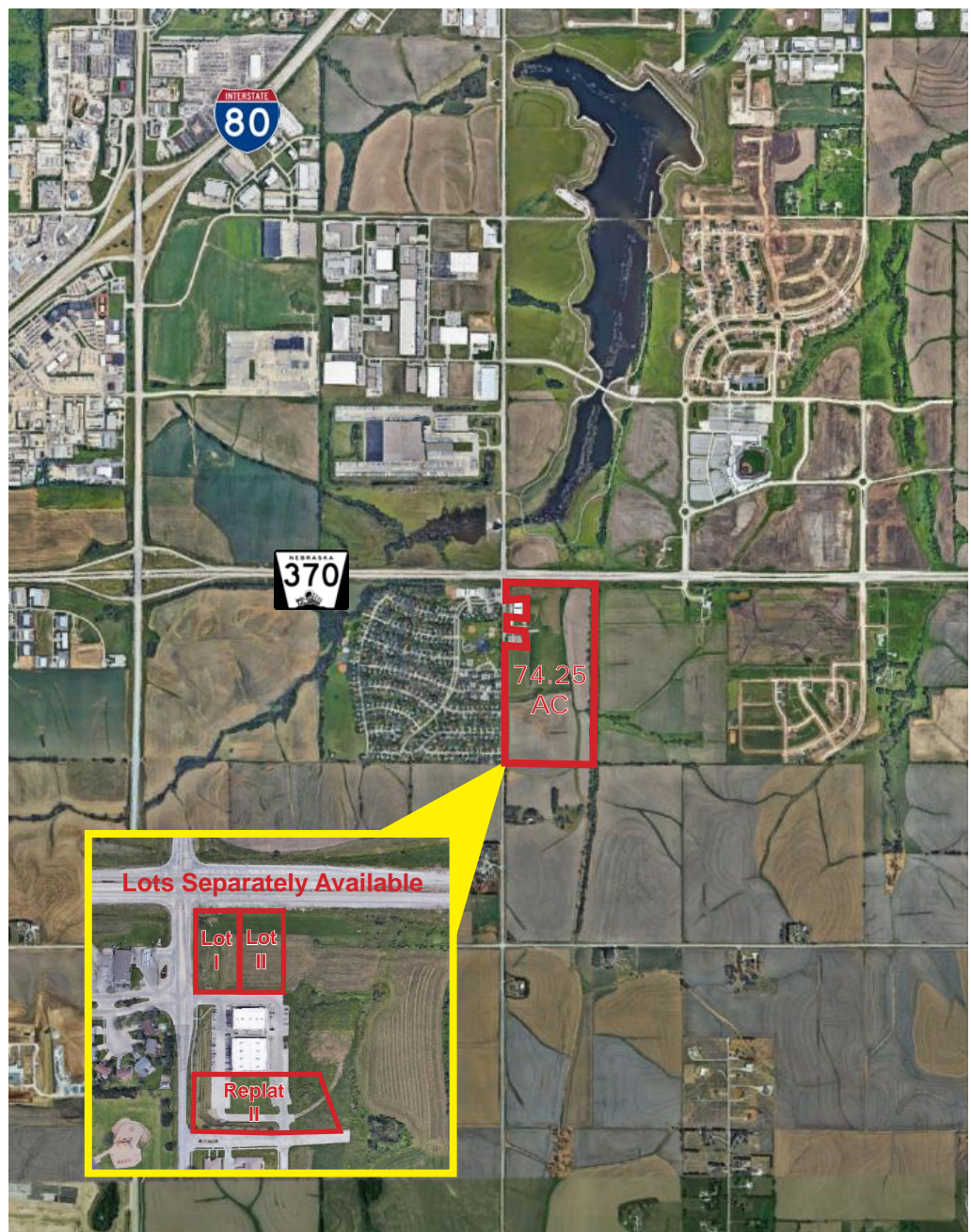
Sewer:

Planned Installation 2020

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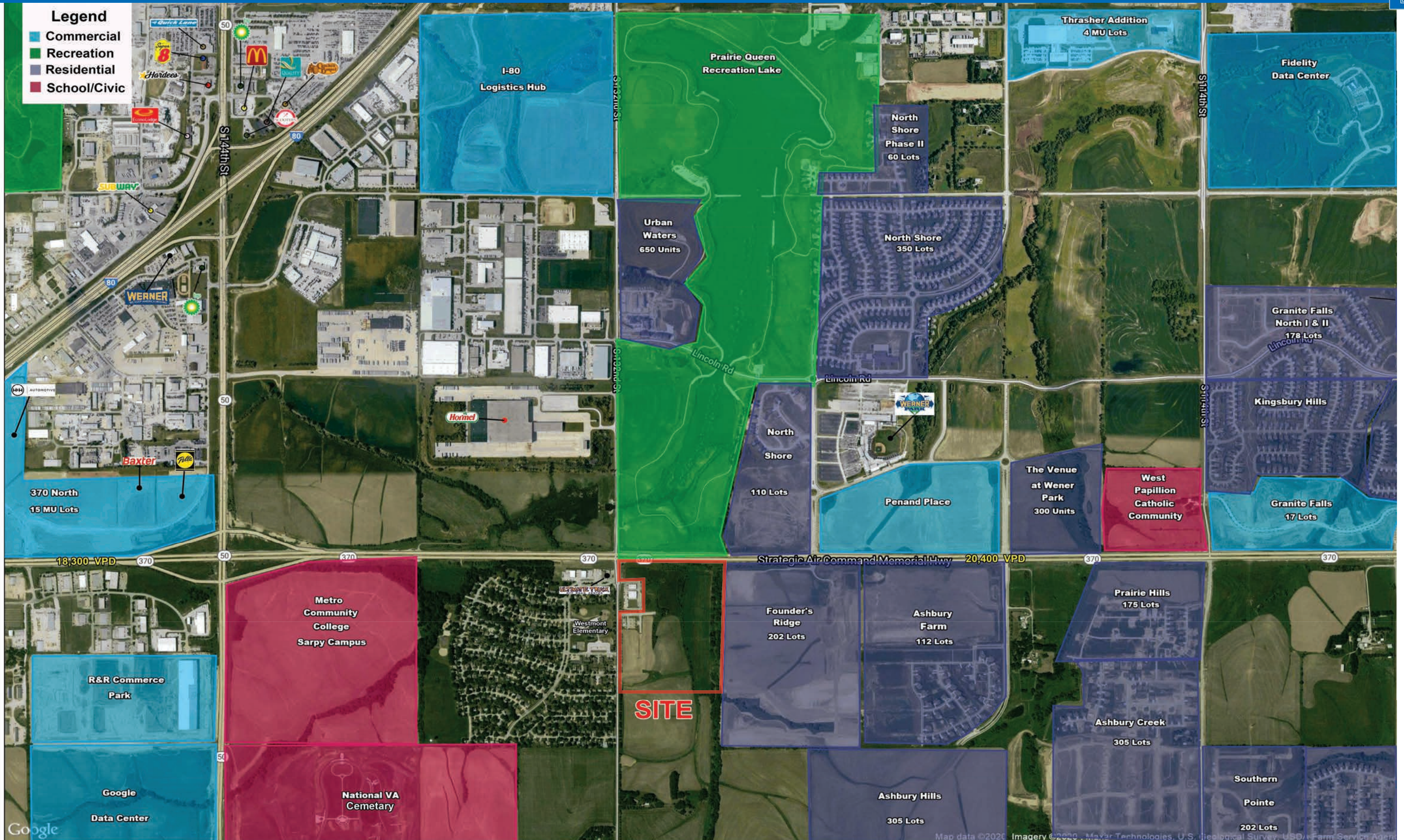
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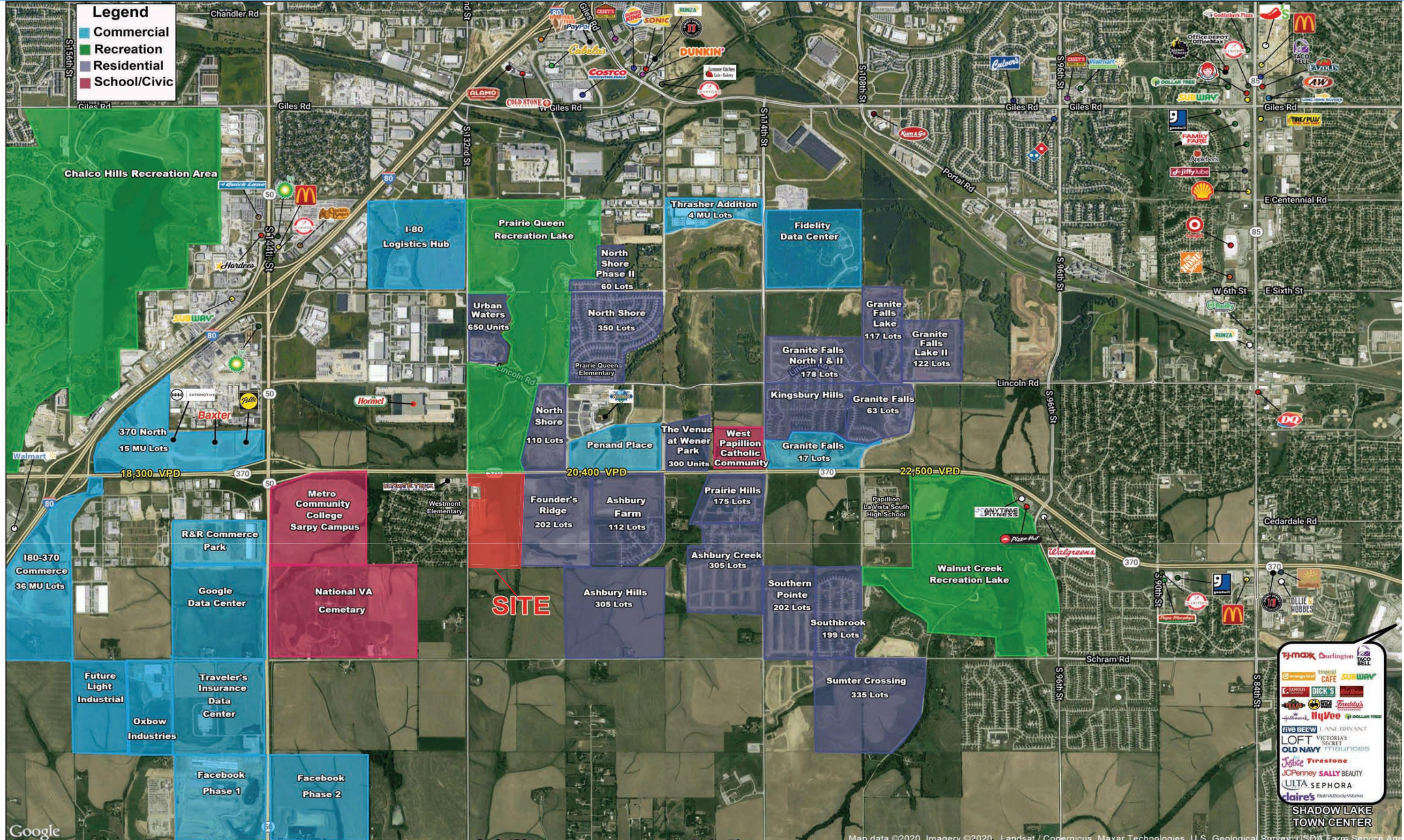
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CONCEPTUAL SITE PLAN



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Lat/Lon: 41.1475/-96.1196

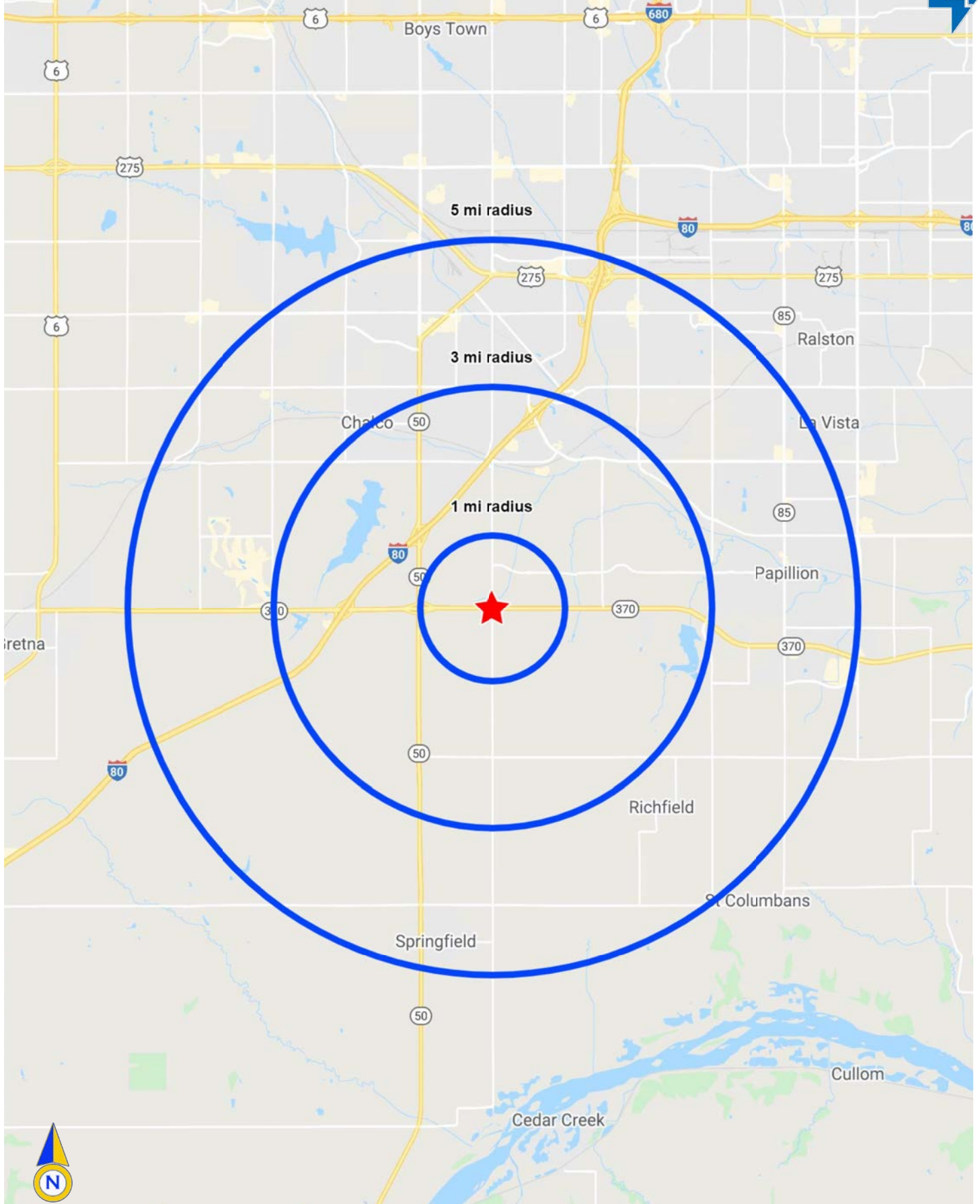
NE-370 & S 132nd St Omaha, NE	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	1,957	17,155	122,883
2026 Projected Population	2,116	18,700	131,193
2010 Census Population	1,018	12,018	107,217
2000 Census Population	1,168	10,199	81,411
Projected Annual Growth 2021 to 2026	1.6%	1.8%	1.4%
Historical Annual Growth 2000 to 2021	3.2%	3.2%	2.4%
2021 Median Age	35.5	32.8	35.5
Households			
2021 Estimated Households	867	6,626	46,958
2026 Projected Households	1,073	7,325	50,130
2010 Census Households	390	4,476	40,748
2000 Census Households	383	3,491	29,791
Projected Annual Growth 2021 to 2026	4.8%	2.1%	1.4%
Historical Annual Growth 2000 to 2021	6.0%	4.3%	2.7%
Race and Ethnicity			
2021 Estimated White	88.7%	87.1%	86.6%
2021 Estimated Black or African American	3.4%	4.2%	3.7%
2021 Estimated Asian or Pacific Islander	3.4%	2.4%	3.8%
2021 Estimated American Indian or Native Alaskan	0.6%	0.5%	0.4%
2021 Estimated Other Races	3.9%	5.8%	5.5%
2021 Estimated Hispanic	6.0%	7.3%	7.4%
Income			
2021 Estimated Average Household Income	\$81,018	\$94,408	\$102,402
2021 Estimated Median Household Income	\$84,232	\$87,747	\$88,086
2021 Estimated Per Capita Income	\$35,893	\$36,480	\$39,195
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	-	0.7%	1.1%
2021 Estimated Some High School (Grade Level 9 to 11)	4.3%	2.5%	2.4%
2021 Estimated High School Graduate	17.4%	22.3%	21.4%
2021 Estimated Some College	20.5%	23.1%	22.7%
2021 Estimated Associates Degree Only	12.6%	10.8%	10.6%
2021 Estimated Bachelors Degree Only	24.8%	26.7%	27.4%
2021 Estimated Graduate Degree	20.3%	14.0%	14.5%
Business			
2021 Estimated Total Businesses	91	843	4,058
2021 Estimated Total Employees	1,617	14,969	56,945
2021 Estimated Employee Population per Business	17.7	17.8	14.0
2021 Estimated Residential Population per Business	21.4	20.4	30.3

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At The Lerner Company we are dedicated to one goal – providing our clients with the best talent and resources available to satisfy their needs and achieve their objectives. Our dedicated professionals have over 120 years of combined experience, either in retail or real estate.

We do not envision ourselves as Brokers. We see ourselves as Advisors, offering strategic advice and guidance, always placing our clients' needs before our own. Our team of qualified professionals is just that – a TEAM. Our team building and team approach to serving clients is not only encouraged, but also rewarded. Coming to work every day at The Lerner Company is a pleasure, not a contest.

Our quality team approach extends into our full service property management division. With over six decades of multi-property and retail management experience, our management portfolio currently exceeds four million square feet. From identifying potential problems and finding solutions, to providing our clients with reliable contractors, our property management team works together to better serve you. We strive to meet your needs with customizable, hands-on service.

We encourage you to take advantage of our team experiences in development, financing, law, management, strategic planning, research, retailing or tenant representation. We pledge to be innovative and create value for your benefit and the benefit of our community.

We would further like to thank those of you who have built relationships with the Lerner Team over the years. We truly appreciate the trust and confidence you have bestowed upon us.

Leasing • Tenant Representation • Development • Brokerage • Investments Sales • Property Management

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