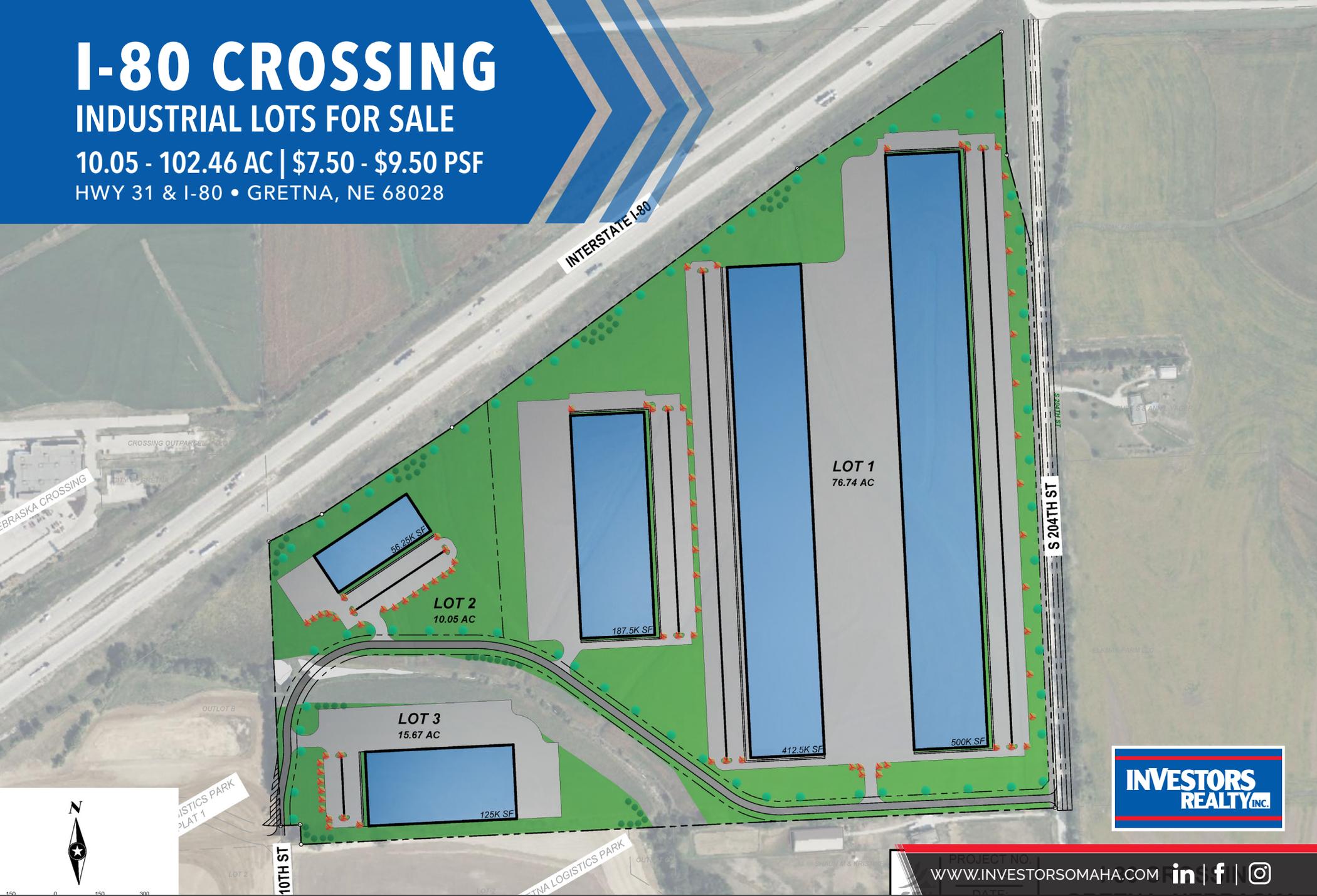


# I-80 CROSSING

## INDUSTRIAL LOTS FOR SALE

10.05 - 102.46 AC | \$7.50 - \$9.50 PSF

HWY 31 & I-80 • GRETNA, NE 68028



PROJECT NO.   
 WWW.INVESTORSOMAHA.COM   
 DATE:   
 in | f | ig



**KEVIN STRATMAN, CCIM, SIOR**  
402.778.7520  
kstratman@investorsomaha.com



**TIM KERRIGAN, CCIM, SIOR**  
402.778.7530  
tkerrigan@investorsomaha.com



**BRIAN KUEHL**  
402.778.7537  
bkuehl@investorsomaha.com



## EXECUTIVE SUMMARY | I-80 CROSSING

### OFFERING SUMMARY

|            |                      |
|------------|----------------------|
| Sale Price | \$7.50 - \$9.50 PSF  |
| Lot Size   | 10.05 - 102.46 AC    |
| Zoning     | Gretna I-2 (Planned) |
| Utilities  | To Site (Planned)    |

### SITE INFORMATION

|                         |                              |
|-------------------------|------------------------------|
| County                  | Sarpy                        |
| Site Size               | 97.46 AC                     |
| Location Description    | Between 204th & 210th & I-80 |
| Traffic Count (on I-80) | 53,600 (2022)                |

### UTILITIES & AMENITIES

|                        |                    |
|------------------------|--------------------|
| Site Condition         | Rough Graded       |
| Electric Provider      | OPPD               |
| Water / Sewer Provider | City of Gretna     |
| Gas Provider           | Black Hills Energy |

### LOCATION OVERVIEW

Located southwest of Interstate 80 and Hwy 31 in Gretna, NE, I-80 Crossing is the Omaha Metro's premier shovel ready industrial lot development, offering the largest shovel ready site available in Nebraska. Situated 4 minutes from the I-80/Hwy 31 interchange, I-80 Crossing provides easy access to major transportation routes of Interstate 80, US Hwy 6, and Nebraska Hwy 31, facilitating efficient logistics and distribution. The site's location on the southwestern edge of the metro provides unique access to not just the Omaha Metro, but the Lincoln Metro as well.

In recent years, the Gretna area has seen significant growth in industrial development, both from a speculative and owner/occupant perspective. Since 2019 the Sarpy West submarket has seen 10.5 million SF of new industrial construction. Gretna Logistics Park, immediately west of the subject property, has over 600,000 SF of warehouse/industrial space under construction currently and is planned to accommodate up to 2 million SF.

### PROPERTY HIGHLIGHTS

- » Will be the largest shovel ready site in Nebraska
- » Site suitable for large distribution, manufacturing, or corporate headquarters
- » Visibility to 53,600 vehicles per day on Interstate 80
- » 28 minutes to downtown Omaha and 41 minutes to downtown Lincoln
- » Ample nearby retail amenities at Nebraska Crossing Outlet Mall
- » Employment based tax incentives are available through ImagiNE Nebraska. Click [here](#) or contact broker for more details
- » Seller would consider subdividing or combining lots based on acceptable terms





Site: 3/20/2024 9:21 AM (rev) P:\4\12/2024 12:18 PM X:\F\G\G\OTF173\810-Fairview-1-drawings\10-Civil\dwg\site\00170340\_SFP.dwg

**SITE PLAN**

| SEH Project | 173948 | Rev.# | Revision Issue Description | Date | Rev.# | Revision Issue Description | Date |
|-------------|--------|-------|----------------------------|------|-------|----------------------------|------|
| Drawn By    | RAS    | -     |                            |      | -     |                            |      |
| Designed By | KGG    | -     |                            |      | -     |                            |      |
| Checked By  | KMS    | -     |                            |      | -     |                            |      |



**I-80 CROSSING**  
204TH & I-80  
GREYNA, NEBRASKA

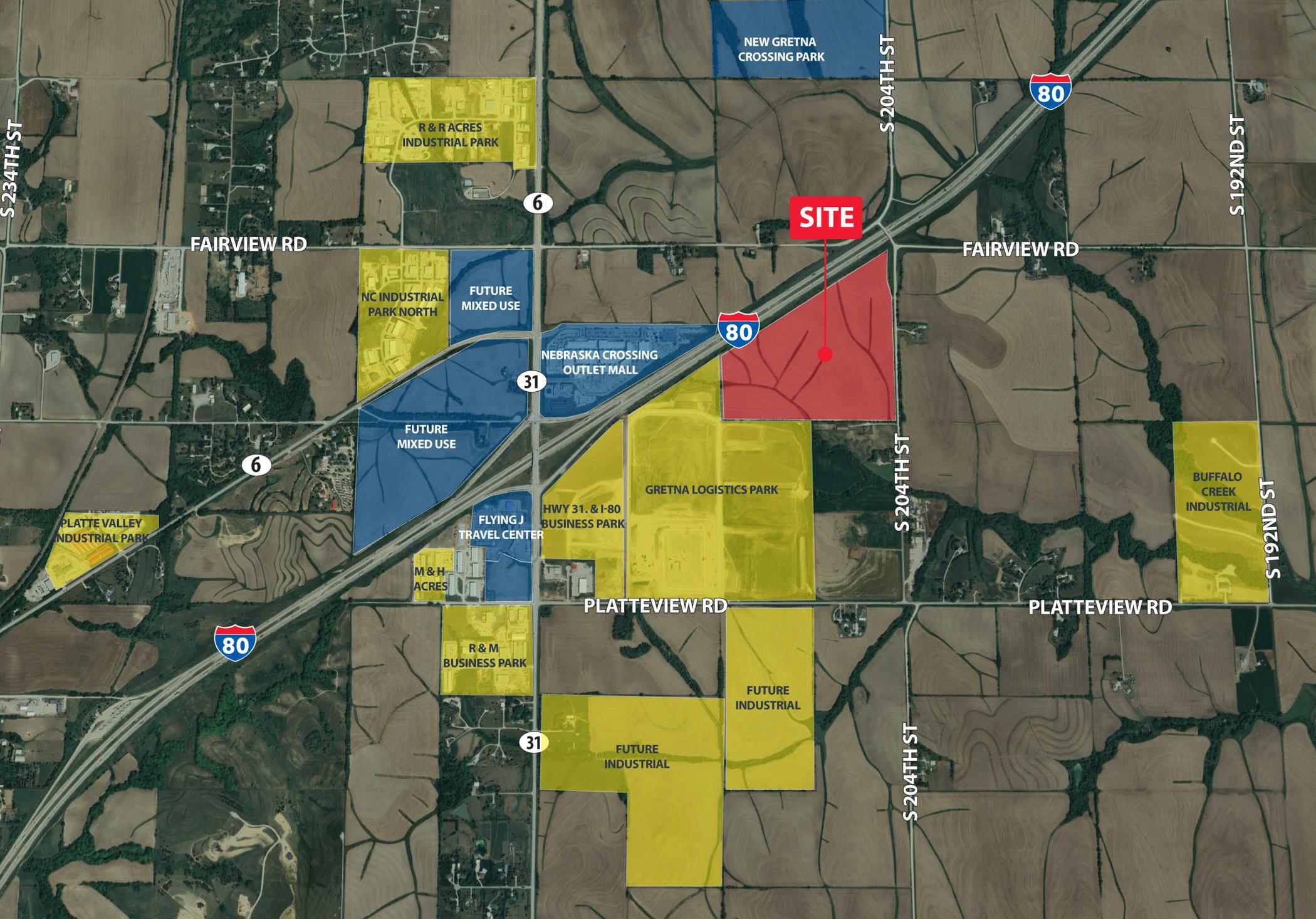
**SITE PLAN**

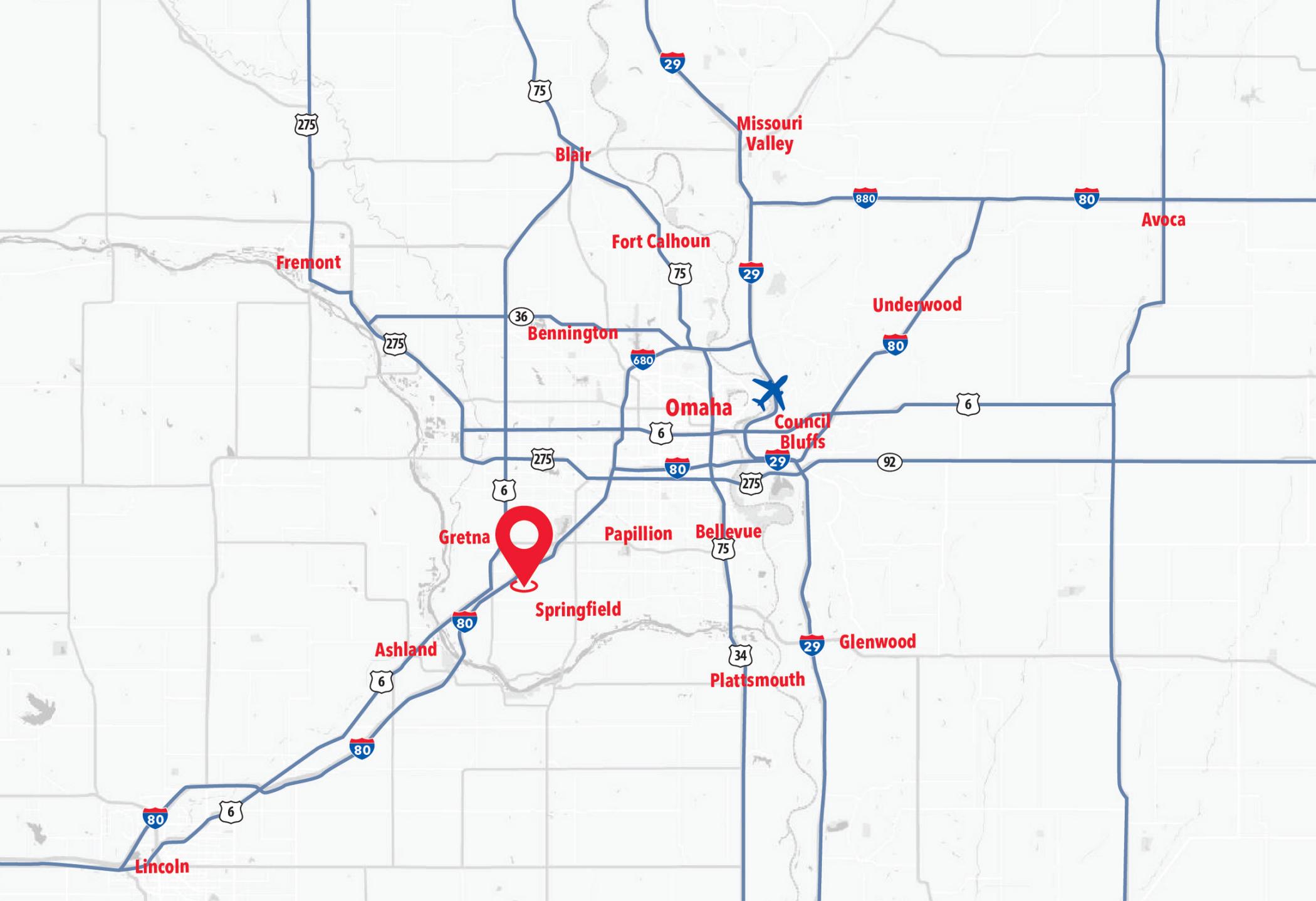
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of 9

**LOT INFORMATION**

| LOT   | SIZE     | SALE PRICE |
|-------|----------|------------|
| Lot 1 | 76.74 AC | \$7.50 PSF |
| Lot 2 | 10.05 AC | \$9.50 PSF |
| Lot 3 | 15.67 AC | \$8.50 PSF |

**FOR SALE**  
**I-80 CROSSING**





## DEMOGRAPHICS | I-80 CROSSING



### POPULATION

100 MILES 1,901,956  
200 MILES 7,037,024  
400 MILES 27,896,610



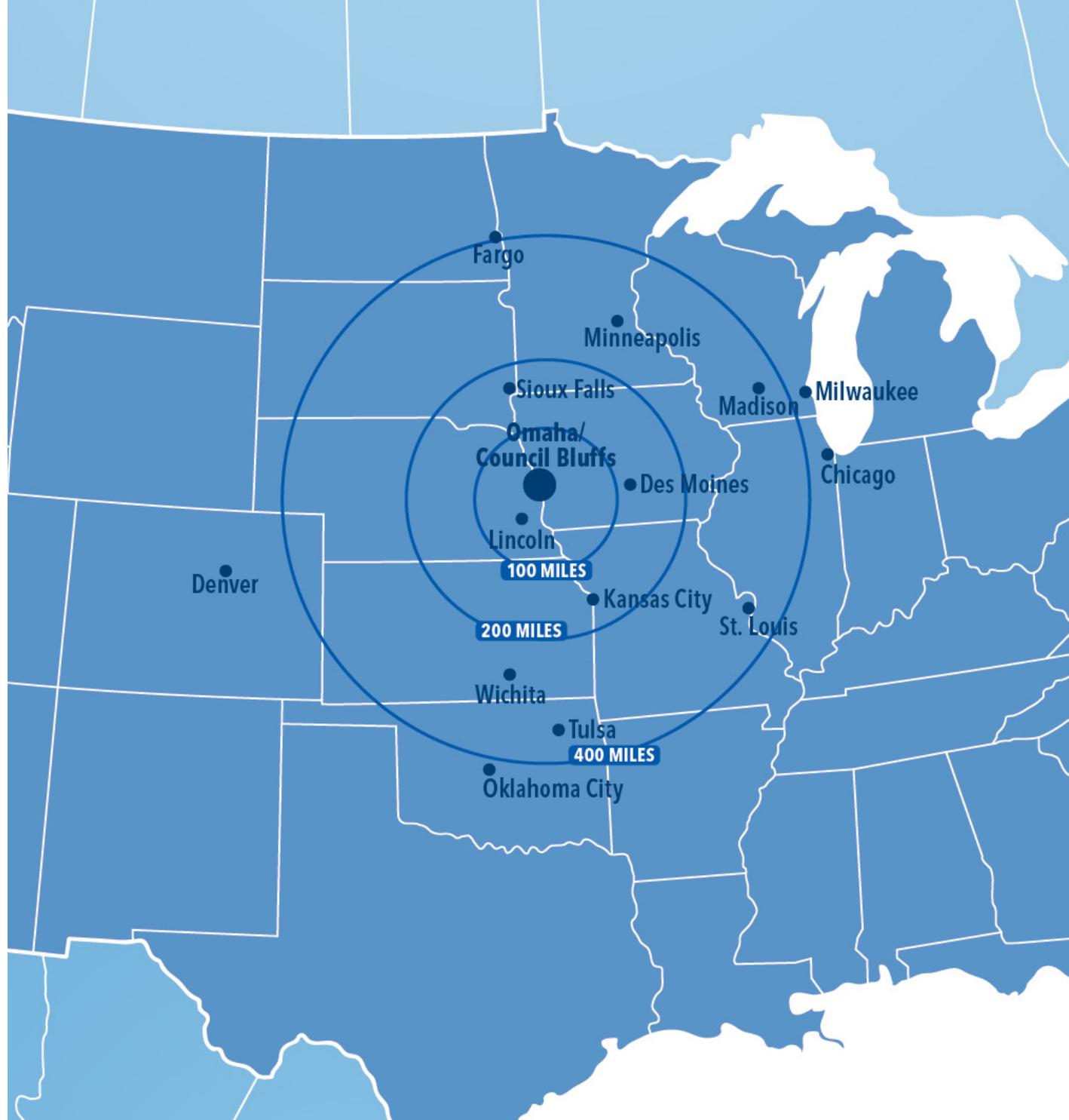
### HOUSEHOLDS

100 MILES 819,851  
200 MILES 3,083,751  
400 MILES 12,412,573

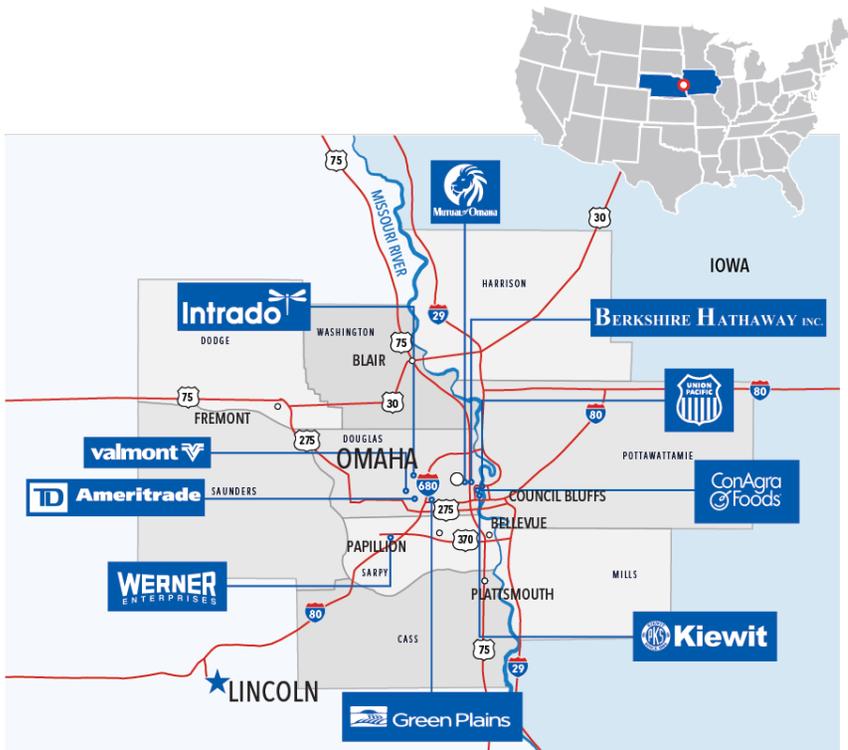


### MSA POPULATION

OMAHA 983,969  
LINCOLN 344,387  
TOTAL 1,328,356



U.S. Census Bureau



With approximately 1.3 million residents spread across the Omaha|Council Bluffs and Lincoln Metropolitan Statistical Areas, the Omaha MSA is renowned for its beef industry, yet it also serves as a major technology hub. Combined with Omaha's central location, well-educated labor force and communications infrastructure, Omaha's modern economy is diverse and built primarily on skilled-knowledge jobs.

Located on the western banks of the Missouri River, Omaha boasts a steady economy with a low unemployment rate and an affordable cost of living which proves enticing for both companies and families. Between 2010 and 2016, the city expanded by seven percent, growing two percent more than the nation. Over the past 10 years, the MSA has created 31,000 jobs, two times as many as the national average.

It's been named one of the Top 10 Cities to Raise a Family. The Henry Doorly Zoo and Aquarium continues to be ranked one of the best zoos in the world by TripAdvisor. Baseball fans throughout the country converge on the city every June for the College World Series. CHI Health Omaha Convention Center is a full-service convention center and arena with exhibit halls, ballrooms and meeting rooms. The arena is the largest in the state and hosts concerts of all genres, family shows, sports, rodeos and circuses. The center has hosted Summer Olympics Swim Trials and NCAA Division I Men's Basketball Tournaments.

Omaha is home to four Fortune 500 companies: Warren Buffet's Berkshire Hathaway; one of the world's largest construction companies, Kiewit Corporation; the nation's largest railroad operation, Union Pacific Corporation; and the multi-line insurance, banking and financial products giant, Mutual of Omaha.

As noted above, the area has been rapidly growing and is the 39th fastest growing metropolitan area in the nation. Neighboring Council Bluffs, Iowa is exploding with new growth and the two cities are working together on many major development and redevelopment projects. Despite its growth, Omaha is known as a 20-minute city. Residents and visitors can travel nearly anywhere in town within a short amount of time, making it a convenient place to live, play and work.

**OMAHA OFFERS BUSINESSES:**

- » Strategic, central location
- » Hub of the nation's fiber connectivity
- » Pro-business climate; low cost of doing business
- » Business incentives that reward performance
- » Stable and healthy economy
- » Educated, motivated and affordable workforce
- » Savings on real estate costs
- » Lower cost of living
- » Available, reliable, and affordable utilities

**FORTUNE 500 HEADQUARTERS:**



**OPERATIONAL HEADQUARTERS/DIVISIONS:**



**FORTUNE 1,000:**

