

# FOR LEASE DEER POINTE LOTS

Fremont, Nebraska



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### PROPERTY HIGHLIGHTS:

- Located at the intersection of two major highways providing heavy regional traffic and easy access
- Frontage on E. 23rd Street
- Lot has 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

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## DEMOGRAPHICS

**18,680**

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** 

Walmart:  
2.7M visits past 12 months

**MENARDS**® 

Menards:  
1M visits past 12 months

**HyVee**  
EMPLOYEE OWNED

Hy-Vee:  
1M visits past 12 months



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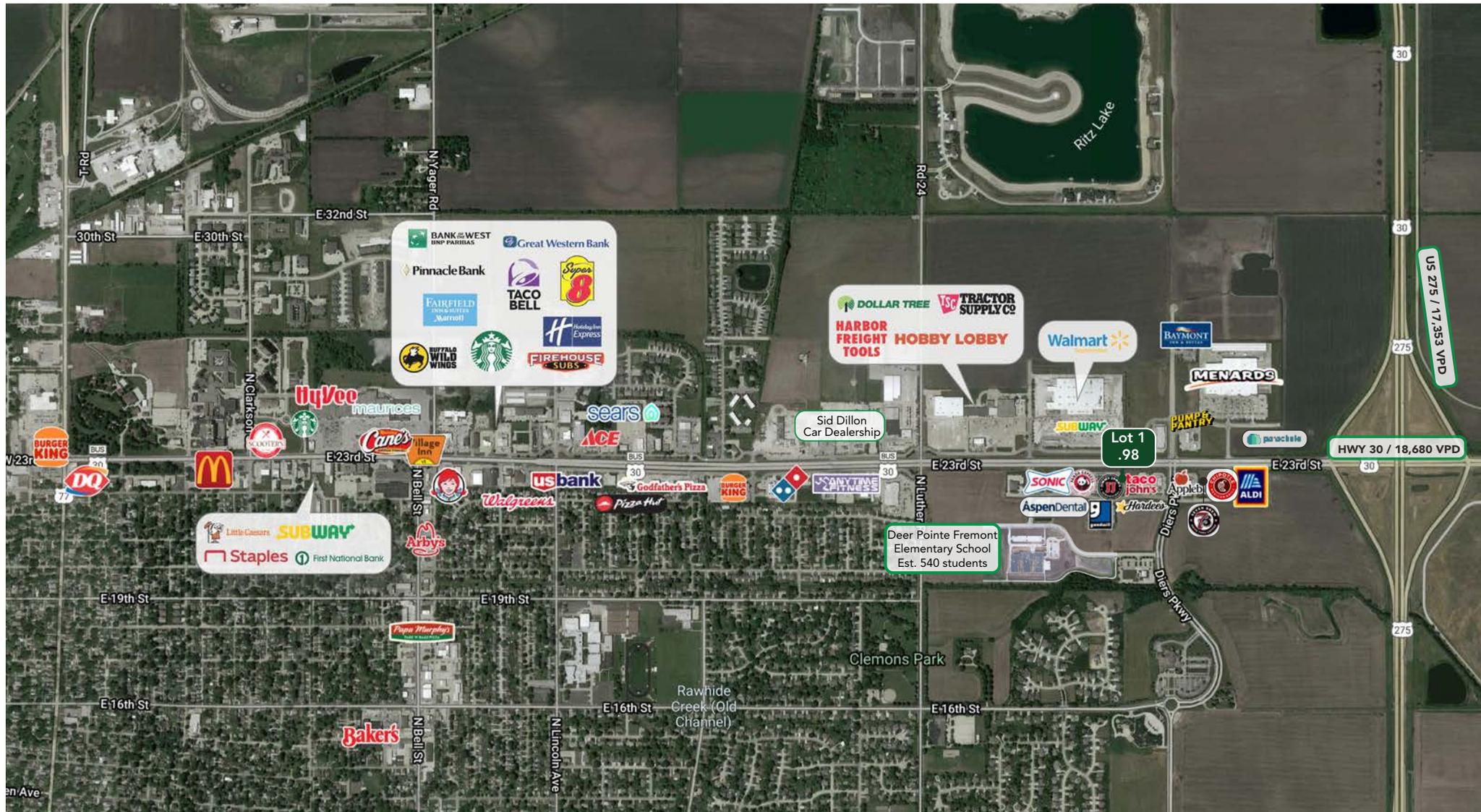
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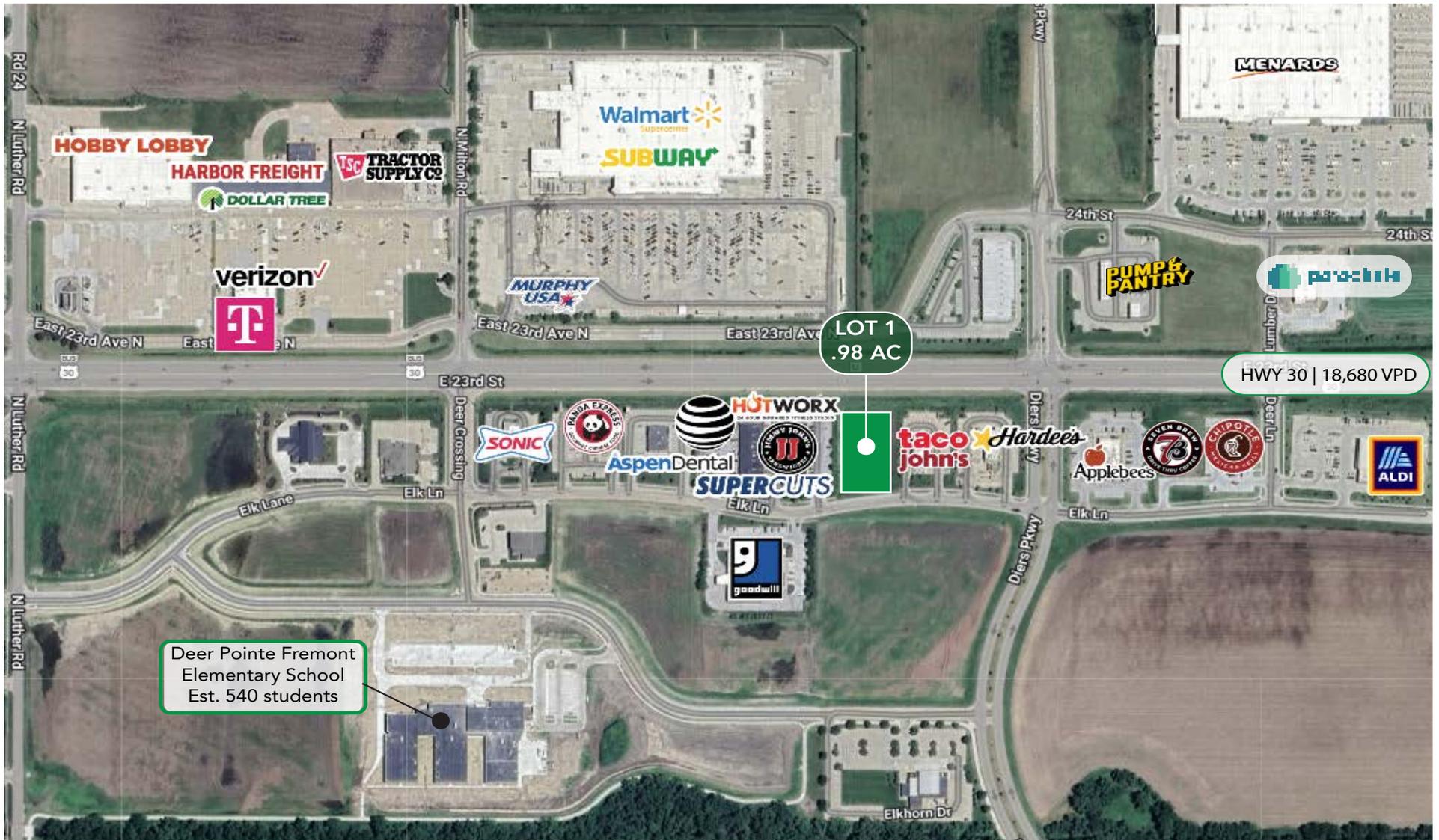
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## ABOUT FREMONT, NEBRASKA

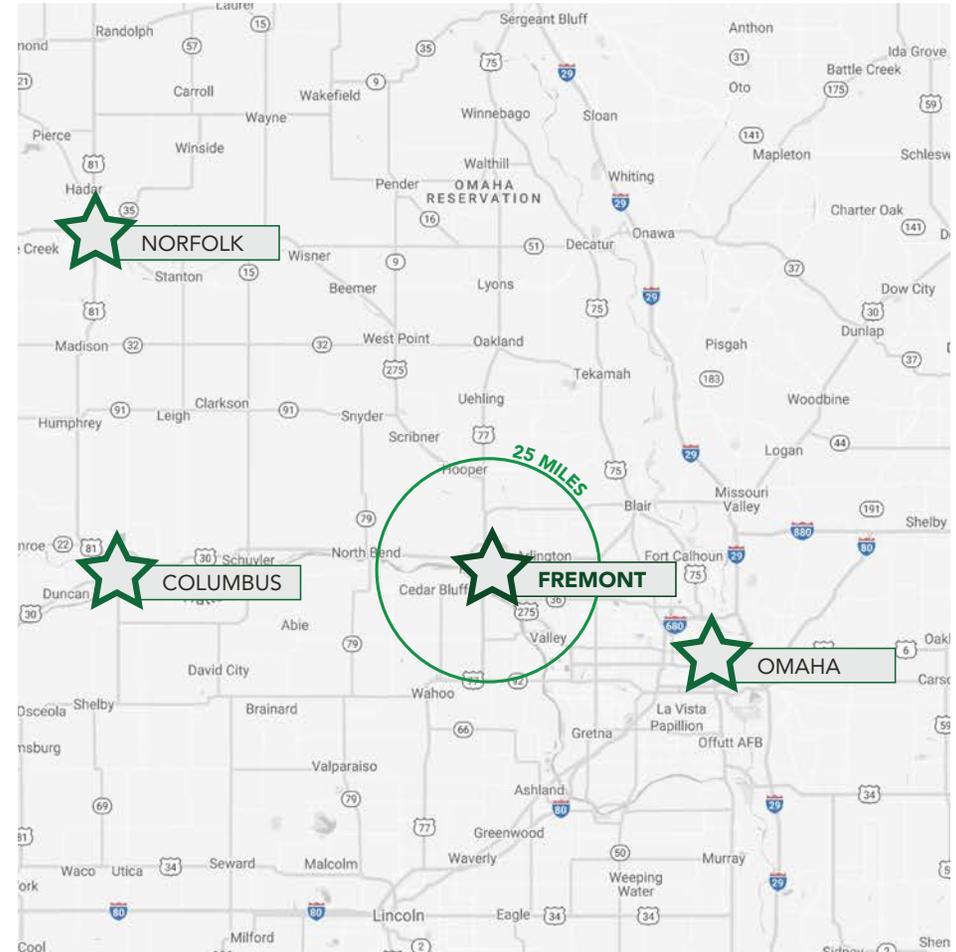
### FREMONT, NEBRASKA

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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## 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. Kirk is also a Co-Founder and Managing Director of Sower Capital Management, LLC a sponsor of real estate equity funds, and Montage Builders, LLC, a Midwest-focused general contracting firm. Kirk 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), the Entrepreneurs Organization (EO) and Realty Resources.



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

Rocky Pryor is a dynamic brokerage associate at ACCESS Commercial specializing in retail leasing and landlord representation across the Buffalo Range. For over 7 years, Rocky has completed more than 60 lease and sale transactions, totaling more than \$50 million in value. Rocky represents Sower Capital Management and other developers, working with local and national brands to secure strategic locations across the region. He is known for his market insight, proactive communication, and ability to align business goals with real estate opportunities.



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