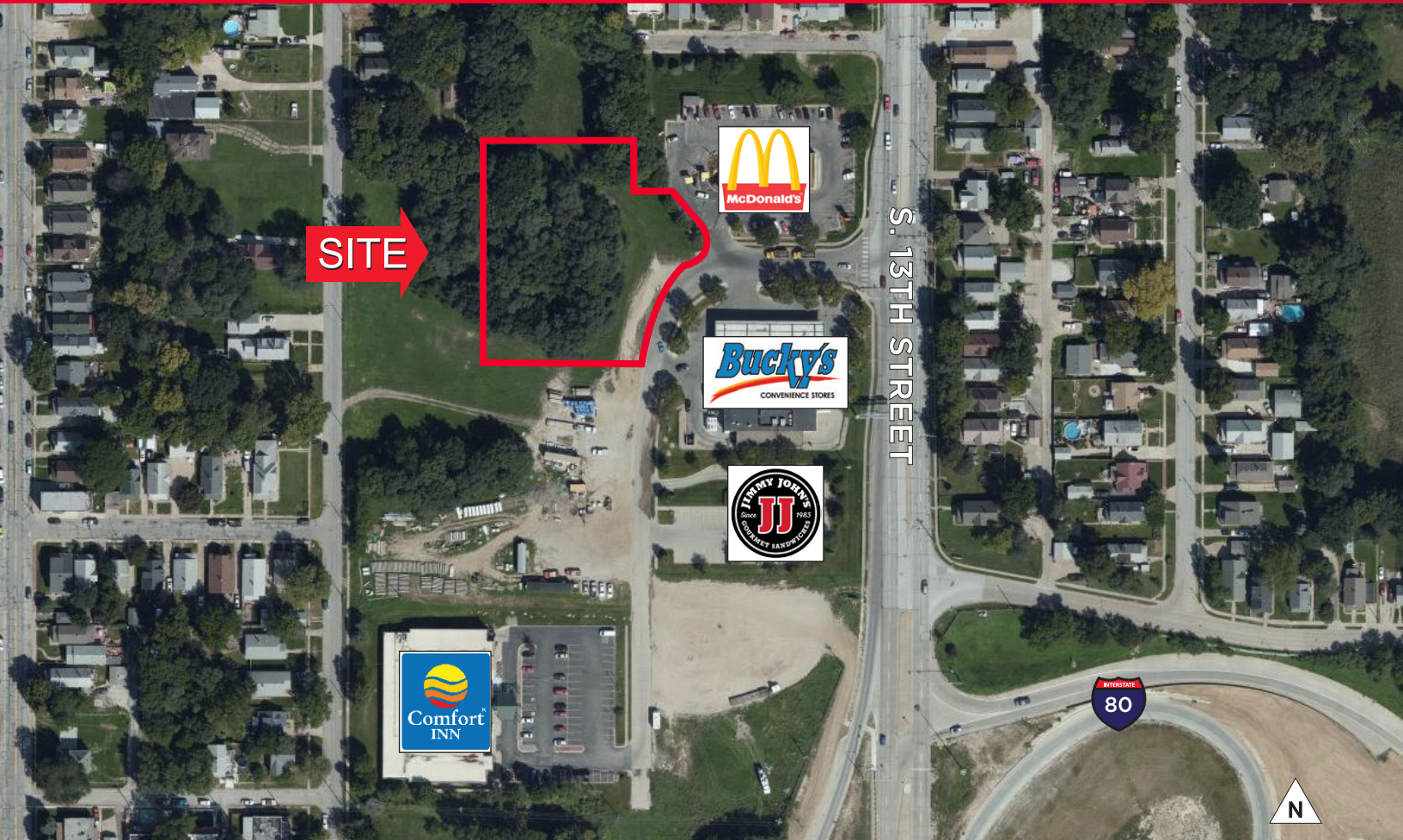




FOR SALE

2772 S. 13th Court
Omaha, NE 68108



0.83 Acres of Land Sale Price: \$329,022

36,558 SF (0.83 acres) of land for sale. Site is to be sold "As Is" and would be a perfect location for a C-store, restaurant or owner user commercial/office space. Area tenants include McDonald's, Jimmy John's, Bucky's Convenience Store and Comfort Inn. Located just off of I-80 on South 13th Street, near The Henry Doorly Zoo, with 1.1 million visitors annually, Lauritzen Gardens and the new development along North 13th Street in Downtown Omaha.

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Property Highlights

Sale Price	\$329,022
Gross SF	36,558 SF
Price Per SF	\$9.00 PSF
Gross Acres	0.83
Zoning	Commercial
Lot Dimensions	Irregular
Utilities	To the site
Flood Plain	No
Traffic Counts	5,772 EADT

Demographics

	Population	Median HH Income	No. of Households
1-mile	15,894	\$43,860	5,174
3-mile	108,131	\$44,725	40,011
5-mile	243,590	\$48,123	92,916

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Conceptual Plan & Site Plan

