

# 3410 SAMSON WAY

Bellevue, NE 68123

2.5 Acres of Development Land | For Sale



HIGHWAY 370

S. 36TH STREET

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LUNDCO.COM

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CUSHMAN & WAKEFIELD

LUND COMPANY

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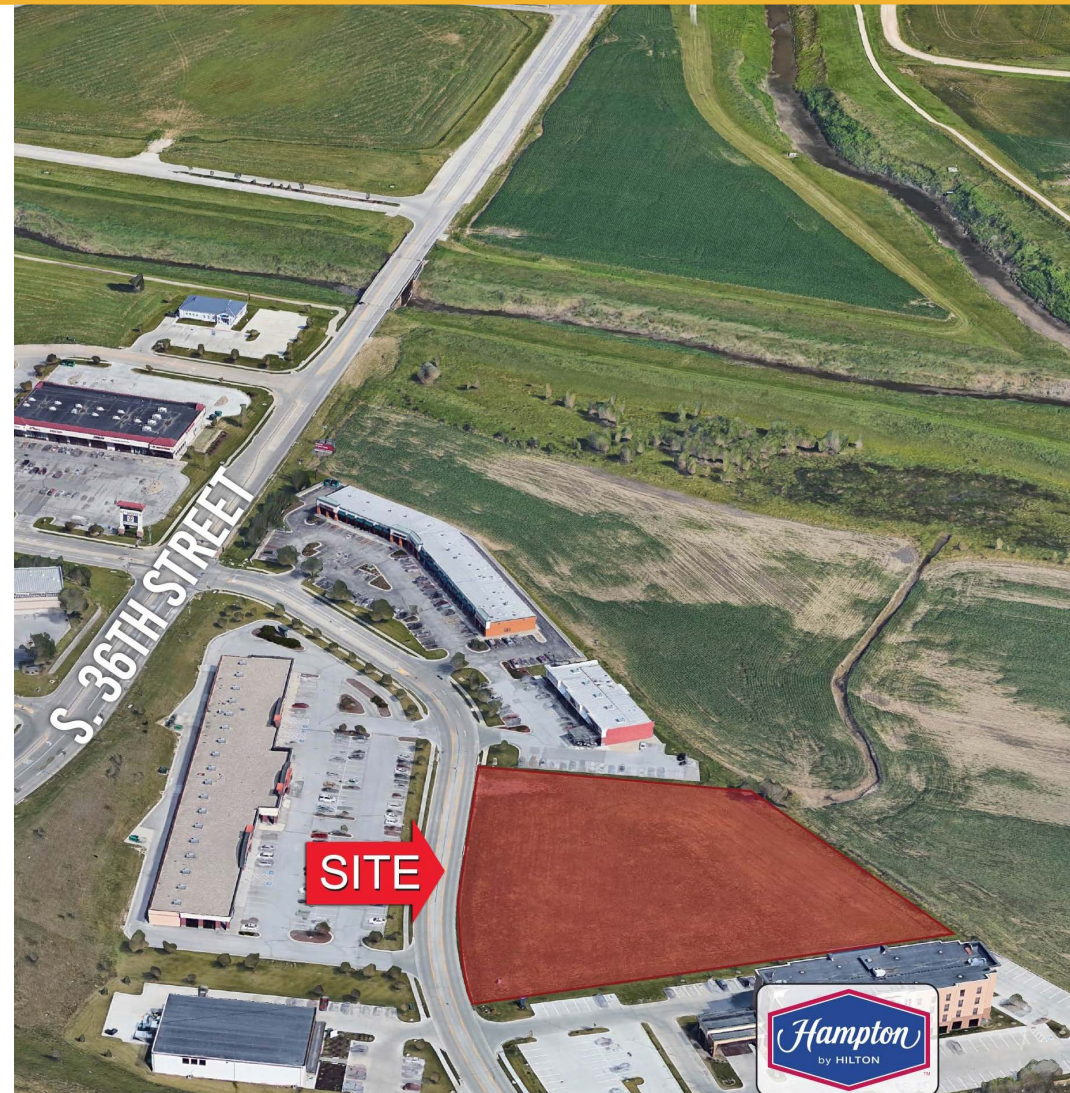
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## PROPERTY OVERVIEW

2.5 acres of land ready for development located near 36th Street and Highway 370 in Bellevue, NE. Positioned just minutes away from Offutt Air Force Base, this site offers strong visibility and accessibility in a growing area surrounded by national anchors like Target and Baker's supermarket, along with a variety of national and locally owned restaurants and businesses. Friendly BG zoning allows a wide range of users including hotels, retail, offices, etc.

## PROPERTY HIGHLIGHTS

Sale Price	\$980,100
Price/SF	\$9.00
Total Site Area	2.50 Acres 108,900 SF
Zoning	BG - General Business

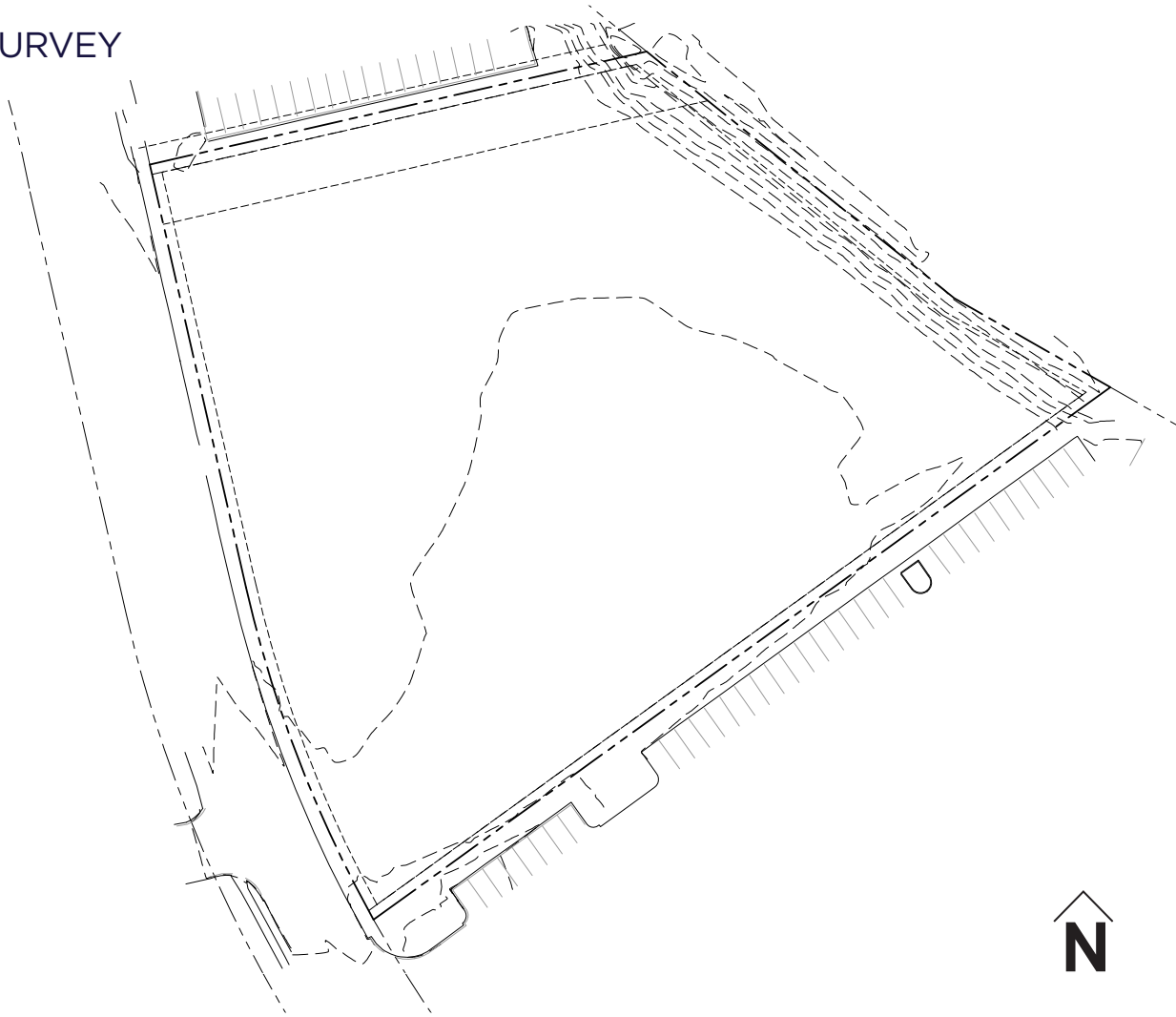


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## SURVEY



## NEIGHBORHOOD DEMOGRAPHICS

### POPULATION



<b>1 Mile</b>	7,486
<b>3 Miles</b>	57,892
<b>5 Miles</b>	145,347

### MEDIAN HOUSEHOLD INCOME



<b>1 Mile</b>	\$81,284
<b>3 Miles</b>	\$97,739
<b>5 Miles</b>	\$89,860

### NUMBER OF HOUSEHOLDS



<b>1 Mile</b>	3,283
<b>3 Miles</b>	22,722
<b>5 Miles</b>	56,425





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