



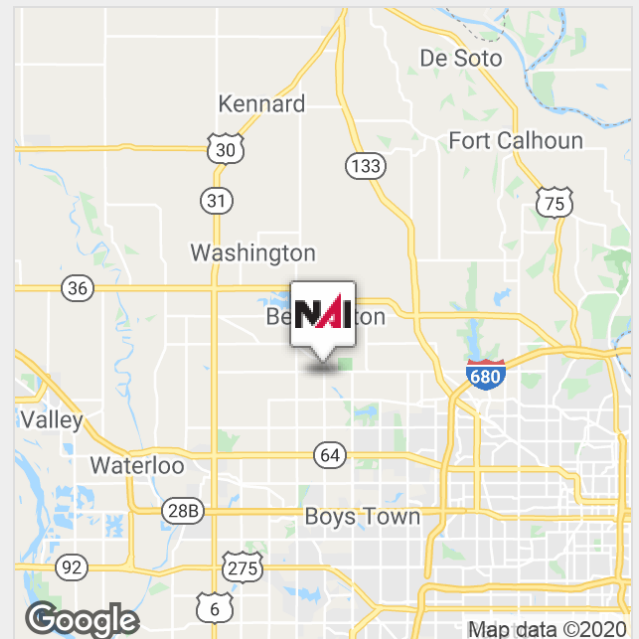
SWC 156TH & STATE

Omaha, Nebraska 68007

LOT #	SIZE (AC)	SIZE (SF)	PRICE / SF
Replat 2 Lot 3	2.31	100,798 SF	\$13.50 / SF
Lot 481	1.02	44,431 SF	\$13.50 / SF

Property Features

- Join Academic Adventures Child Development Center
- Two lot sizes remaining
- Strong residential markets
- Great visibility
- Traffic count: 8,400 vehicles per day
- Located just north of the new OPS High School slated to open August 2022



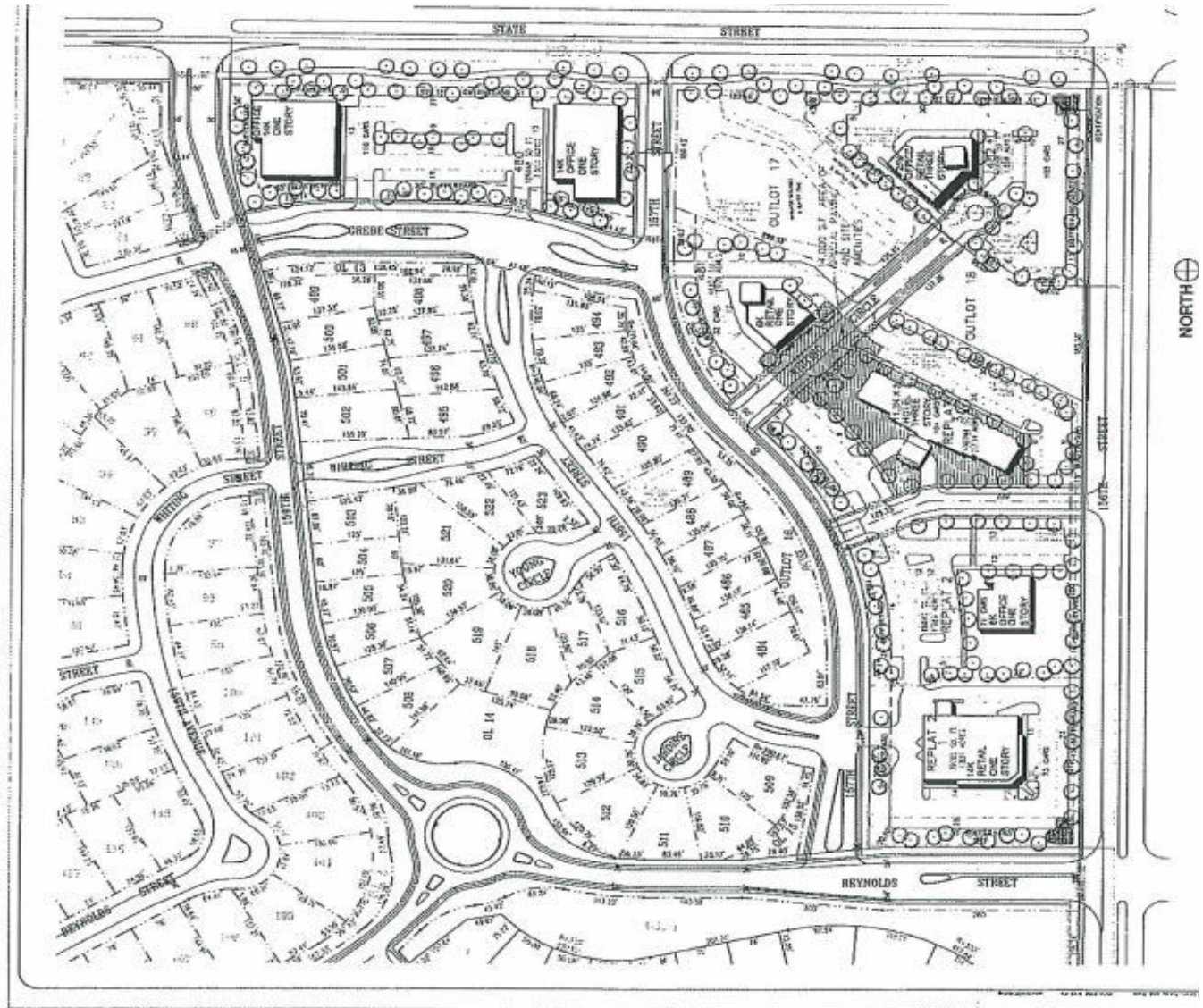
Demographics	0.5 Miles	1 Mile	3 Miles
Total Population:	2,538	5,313	32,678
Total Households:	757	1,614	11,623
Average hh Income:	\$102,769	\$107,482	\$106,412

Debra Graeve-Morrison
President
+1 402 255 6087
dgraeve@npdodge.com

12915 West Dodge Road
Omaha, NE 68154
+1 402 255 6060
www.nainpdodge.com

For Sale

Pine Creek Pad Sites



Debra Graeve-Morrison
President
+1 402 255 6087
dgraeve@npdodge.com

12915 West Dodge Road
Omaha, NE 68154
+1 402 255 6060
www.nainpdodge.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.