



SWC 90th Street & HWY 370 | Papillion, NE 68046

\$1,340,768 | \$11.00 PSF

Property Features

- 2.798 acre flat lot on the high traffic Hwy 370 Corridor
- Highly desired full access lighted intersection
- R-3 Zoning with ability to rezone to Mixed Use
- Utilities to site
- Traffic count: over 30,000 VPD

13321 California Street, Suite 105
Omaha, NE 68154
402 255 6060
nainpdodge.com

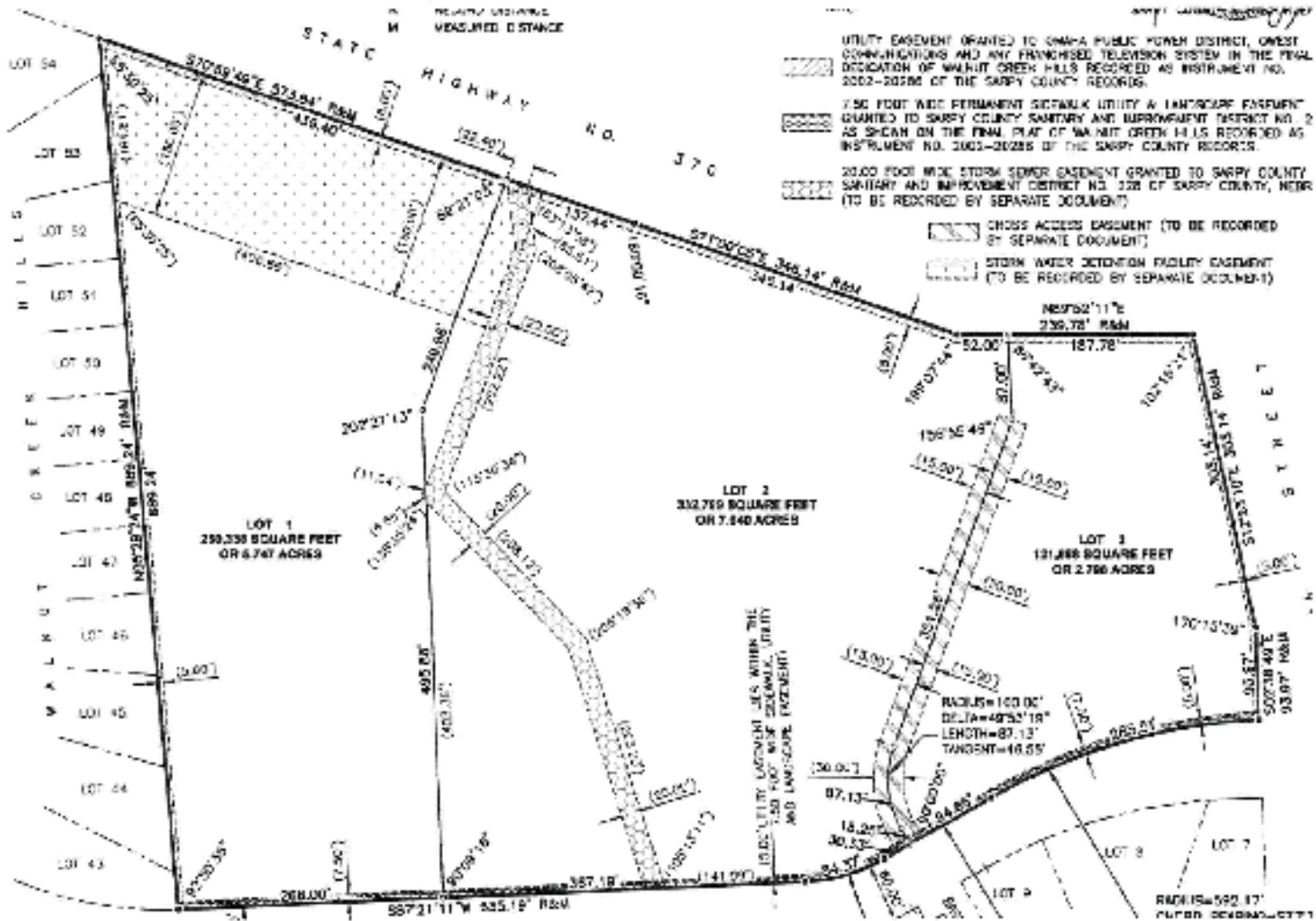
Bryan Hartmann
Senior Vice President, CCIM
402 679 0159
bryan@bryanhartmann.com

Ed Petsche
Associate
402 255 6072
epetsche@npdodge.com

Site Description (Continued)

Dimensions:

- UTILITY EASEMENT GRANTED TO OMAHA PUBLIC POWER DISTRICT, OMST COMMUNICATIONS AND ANY FRANCHISED TELEVISION SYSTEM IN THE FINAL DEDICATION OF WALNUT CREEK HILLS RECORDED AS INSTRUMENT NO. 2002-20286 OF THE SARPY COUNTY RECORDS.
- 7.50 FOOT WIDE PERMANENT SEWERAGE UTILITY & LANDSCAPE EASEMENT GRANTED TO SARPY COUNTY SANITARY AND IMPROVEMENT DISTRICT NO. 2 AS SHOWN ON THE FINAL PLAT OF WALNUT CREEK HILLS RECORDED AS INSTRUMENT NO. 2002-20286 OF THE SARPY COUNTY RECORDS.
- 20.00 FOOT WIDE STORM SEWER EASEMENT GRANTED TO SARPY COUNTY SANITARY AND IMPROVEMENT DISTRICT NO. 228 OF SARPY COUNTY, NEBR (TO BE RECORDED BY SEPARATE DOCUMENT)
- CROSS ACCESS EASEMENT (TO BE RECORDED BY SEPARATE DOCUMENT)
- STORM WATER DETENTION FACILITY EASEMENT (TO BE RECORDED BY SEPARATE DOCUMENT)

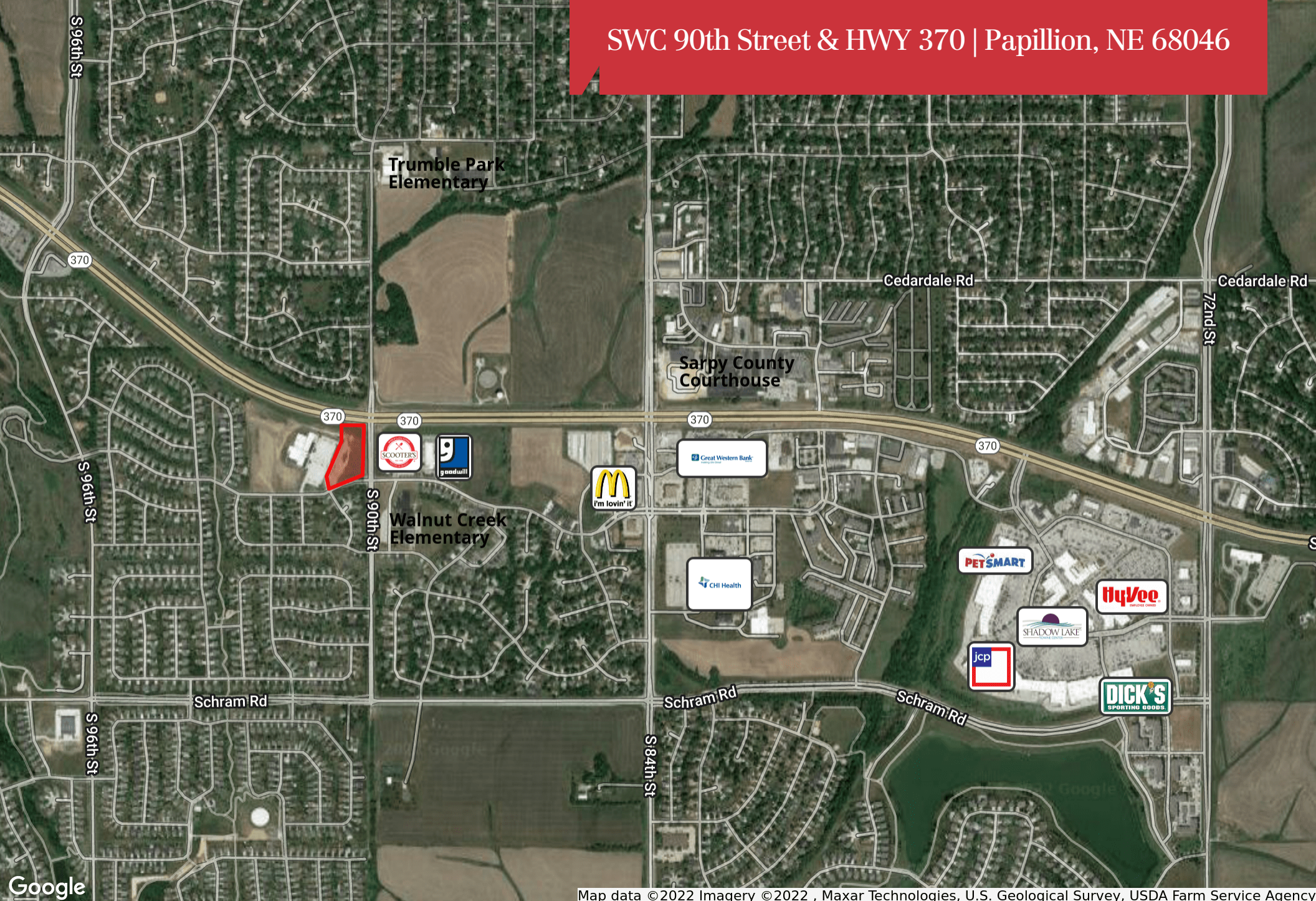


<https://doi.org/10.1016/j.sbsbs.2019.05.001>



THENCE N70°17'55"W 274.73 FEET TO THE EAST LINE OF A STORM SEWER DETENTION FACILITY EASEMENT AS SHOWN ON THE FINAL PLAT OF SAID WALNUT CREEK HILLS REPLAT TWENTY;

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