

# I-80 & HWY 370 - STEEL RIDGE

13.13 ACRES | \$5,433,456

I-80 & HIGHWAY 370 - SWC, OMAHA, NE 68138



**INVESTORS  
REALTY INC.**

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## OFFERING SUMMARY

<b>SALE PRICE:</b>	<b>\$5,433,456</b>
Lot Size AC:	13.13 Acres
Lot Size SF:	571,942.8 SF
Price / ACRE:	\$413,820
Price / SF:	\$9.50
Zoning:	MU
Minimum Contiguous Available	5 acres
Maximum Contiguous Available	13 acres

## PROPERTY OVERVIEW

Approximately 13.13 acre parcel located in mixed use zoning with excellent visibility and access to Highway 370 and Interstate 80. Five-minute drive to Papillion, Gretna, Springfield, or Omaha. Located in the fastest growing county in Nebraska. Walmart, Cabela's, and Costco in the immediate vicinity.

## LOCATION OVERVIEW

In the Steel Ridge Commercial/Industrial development on the southwest corner of I-80 and Highway 370.

## PROPERTY HIGHLIGHTS

- 52,000 cars per day at I-80 & Highway 370
- Very few properties available with a similar size in a similar location
- Anchored by four car dealerships whose efforts bring thousands of people by the site every week
- Major national companies such as Facebook, Google, and Amazon investing in the immediate area
- Most concentrated area in the city for newly platted homes
- Seller may be willing to divide lot.

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# I-80 & HIGHWAY 370 - SWC DEVELOPMENT MAP



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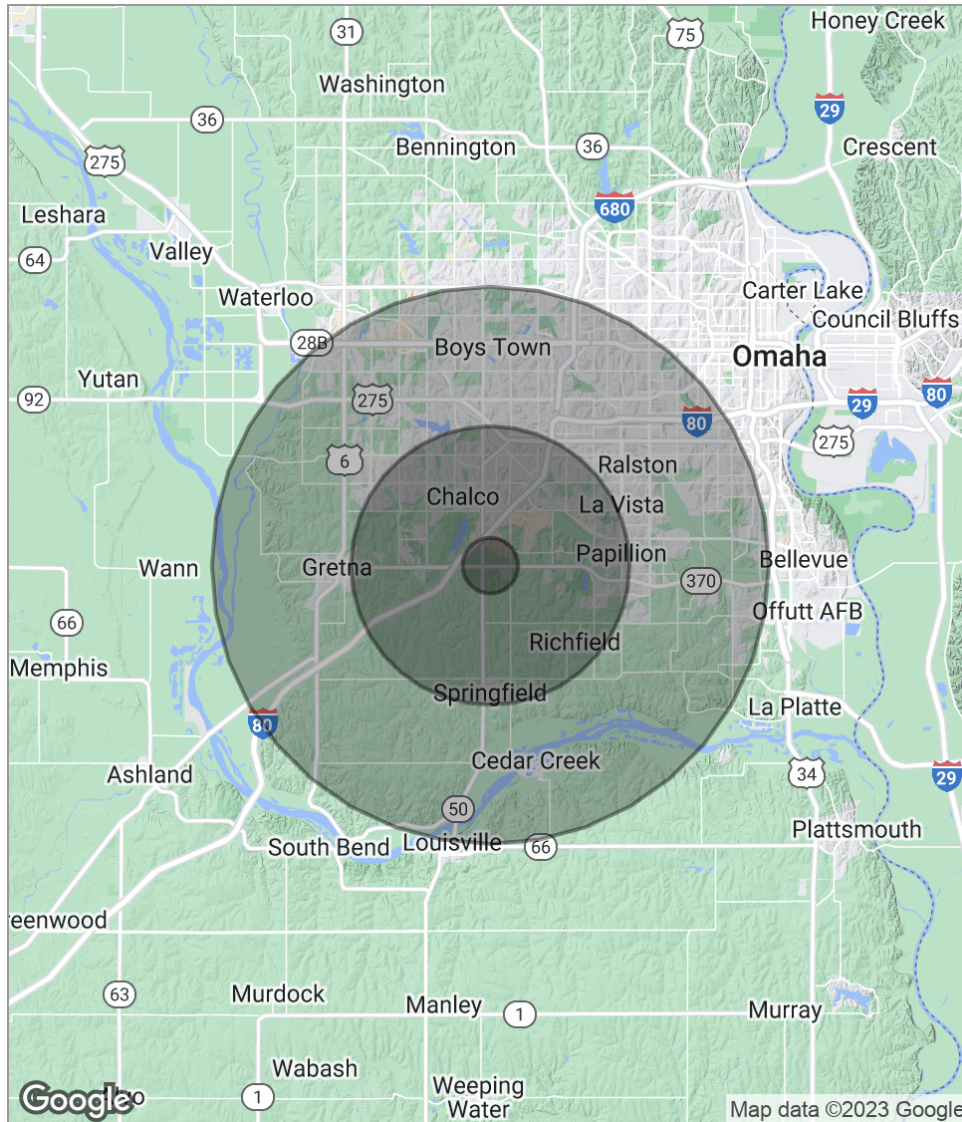
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# I-80 & HIGHWAY 370 - SWC

## DEMOGRAPHICS MAP



### POPULATION

	1 MILE	5 MILES	10 MILES
Total population	619	83,544	350,993
Median age	29.9	34.3	36.0
Median age (Male)	30.2	33.4	34.9
Median age (Female)	30.2	35.3	37.0

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	265	30,635	134,904
# of persons per HH	2.3	2.7	2.6
Average HH income	\$83,390	\$87,308	\$90,431
Average house value	\$339,798	\$202,595	\$220,236

\* Demographic data derived from 2020 ACS - US Census

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