

VACANT LAND FOR SALE

6601 South 70th, Lincoln, NE 68516

SUMMARY

Sale price: \$12.50/sf

Property size: 1.5 to 2.0 acres

PID: 16-16-400-010-000 (ask listing agent for details)

Zoning: AGR - (ask listing agent for details)



Vacant land with potential for commercial zoning. An awesome infill location for office, medical use, day care, and other uses. A zoning change to O-3 is in process.

Located just south of Highway 2 across the street from Home Depot. This is the last parcel of vacant land on South 70th between Highway 2 and Pine Lake Road.

The property abuts a residential area and is across the street from Home Depot and Capital Humane Society. Other businesses in the area include a veterinary clinic and dental practice. A new chiropractic practice is being built on the east side of 70th.

Over 16,000 cars pass by daily. Traffic count and visibility will continue to increase as Lincoln develops to the south and the 68th & Saltillo Road exit from the new beltway opens.

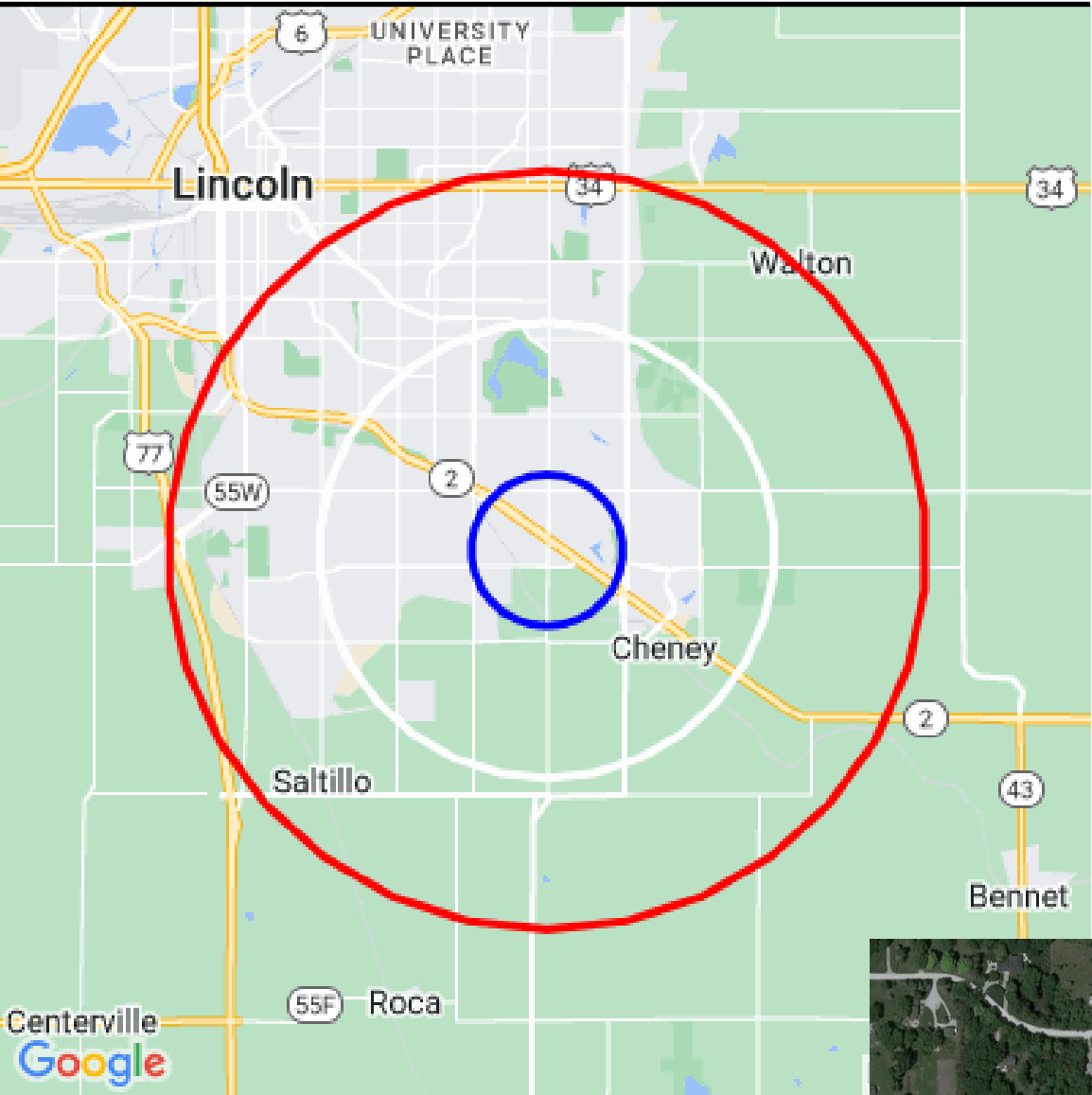


John Grady • (402) 450-5826 • jgrady@remax.net
RE/MAX Concepts, Commercial Division



Information presented is deemed reliable but is not guaranteed by RE/MAX Concepts and is subject to correction.

Demographic Report



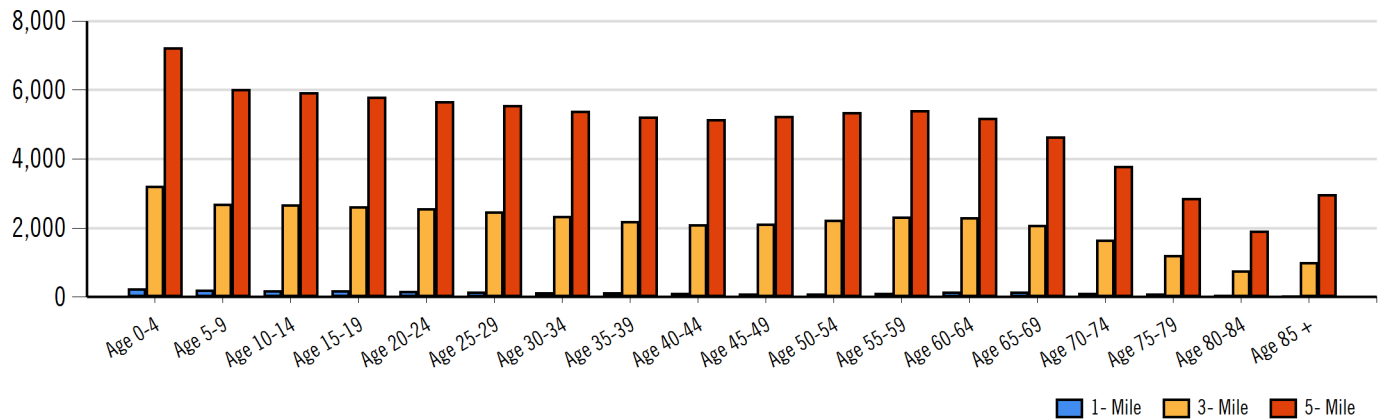
6601 S 70th

Population

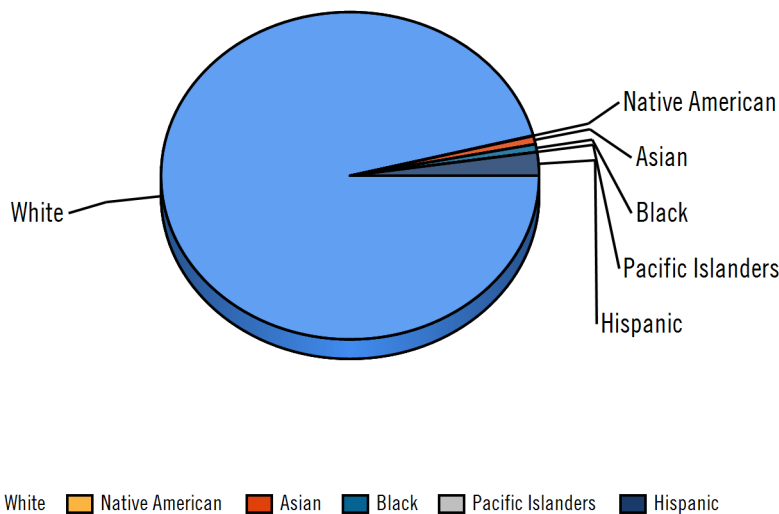
Distance	Male	Female	Total
1- Mile	1,092	1,429	2,521
3- Mile	18,439	20,241	38,680
5- Mile	42,917	46,553	89,470



Population by Distance and Age (2020)



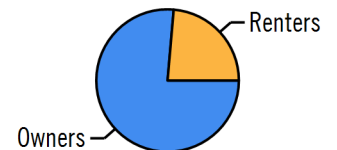
Ethnicity within 5 miles



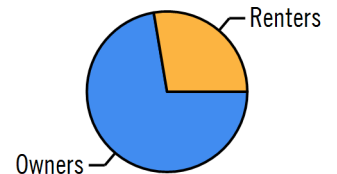
Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



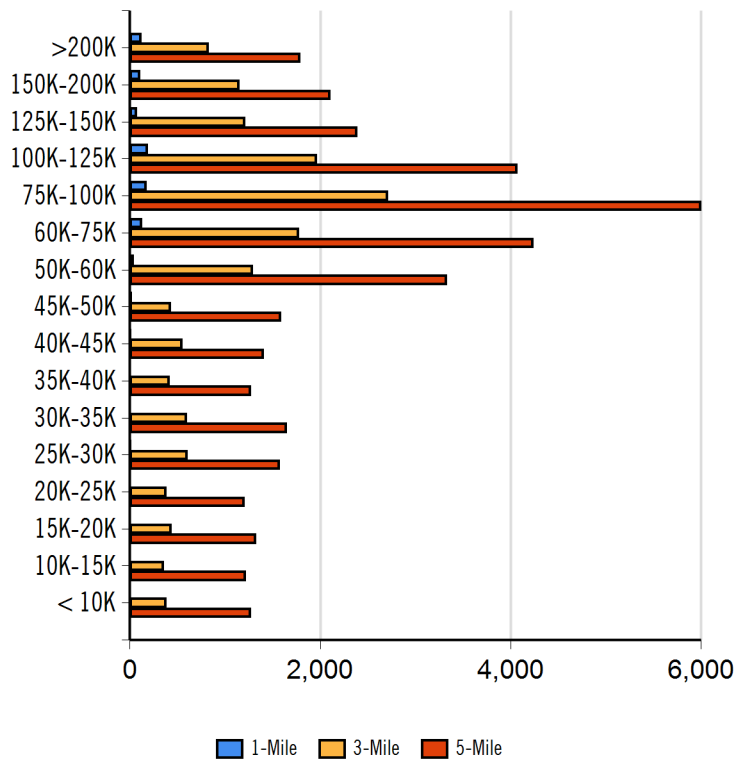
Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	1,249	18	0.66 %
3-Mile	20,772	303	1.14 %
5-Mile	48,720	840	1.45 %

Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	23	9	54	68	42	121	26	27	129	399	51	78	92
3-Mile	146	22	930	1,173	494	2,291	744	496	2,185	6,247	1,360	1,314	1,201
5-Mile	382	83	2,403	3,117	1,194	4,874	1,844	1,266	5,193	13,890	3,256	3,259	3,023

Household Income



Radius	Median Household Income
1-Mile	\$111,126.50
3-Mile	\$72,800.11
5-Mile	\$69,818.93

Radius	Average Household Income
1-Mile	\$126,369.50
3-Mile	\$84,131.68
5-Mile	\$78,618.21

Radius	Aggregate Household Income
1-Mile	\$114,048,134.21
3-Mile	\$1,344,750,692.96
5-Mile	\$2,941,541,658.10

Education

	1-Mile	3-mile	5-mile
Pop > 25	1,503	24,889	58,801
High School Grad	170	4,202	10,644
Some College	271	5,172	12,840
Associates	64	2,010	4,887
Bachelors	467	8,392	18,307
Masters	235	2,442	5,680
Prof. Degree	135	1,085	2,407
Doctorate	51	462	1,011

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	5 %	25 %	39 %
Teen's	54 %	71 %	79 %
Expensive Homes	0 %	34 %	16 %
Mobile Homes	0 %	3 %	2 %
New Homes	381 %	158 %	114 %
New Households	45 %	72 %	80 %
Military Households	0 %	37 %	25 %
Households with 4+ Cars	97 %	89 %	86 %
Public Transportation Users	2 %	8 %	14 %
Young Wealthy Households	464 %	110 %	66 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	57,507,952		824,506,029		1,886,635,776	
Average annual household	65,635		53,651		51,645	
Food	8,305	12.65 %	6,888	12.84 %	6,660	12.90 %
Food at home	5,064		4,395		4,291	
Cereals and bakery products	722		624		610	
Cereals and cereal products	257		221		216	
Bakery products	465		403		393	
Meats poultry fish and eggs	979		866		848	
Beef	227		202		198	
Pork	168		154		152	
Poultry	184		162		159	
Fish and seafood	167		141		137	
Eggs	79		70		69	
Dairy products	537		450		437	
Fruits and vegetables	1,050		894		872	
Fresh fruits	157		132		128	
Processed vegetables	189		168		165	
Sugar and other sweets	182		161		158	
Fats and oils	160		139		136	
Miscellaneous foods	950		830		809	
Nonalcoholic beverages	407		369		362	
Food away from home	3,241		2,492		2,368	
Alcoholic beverages	518		403		381	
Housing	22,286	33.95 %	18,932	35.29 %	18,363	35.56 %
Shelter	13,616		11,467		11,101	
Owned dwellings	8,941		7,093		6,805	
Mortgage interest and charges	4,711		3,629		3,453	
Property taxes	3,018		2,394		2,294	
Maintenance repairs	1,212		1,068		1,056	
Rented dwellings	3,268		3,353		3,349	
Other lodging	1,406		1,020		946	
Utilities fuels	4,756		4,312		4,245	
Natural gas	472		409		401	
Electricity	1,803		1,693		1,676	
Fuel oil	201		172		168	
Telephone services	1,498		1,346		1,324	
Water and other public services	780		688		674	
Household operations	1,665	2.54 %	1,341	2.50 %	1,281	2.48 %
Personal services	531		405		378	
Other household expenses	1,134		936		902	
Housekeeping supplies	755		640		619	
Laundry and cleaning supplies	193		170		166	
Other household products	449		377		364	
Postage and stationery	113		92		89	
Household furnishings	1,493		1,170		1,115	
Household textiles	114		87		82	
Furniture	386		275		253	
Floor coverings	46		31		29	
Major appliances	148		139		141	
Small appliances	115		95		92	
Miscellaneous	682		541		515	
Apparel and services	1,773	2.70 %	1,444	2.69 %	1,376	2.66 %
Men and boys	383		291		274	
Men 16 and over	323		244		230	
Boys 2 to 15	59		47		44	
Women and girls	626		511		491	



Women 16 and over	552	436	417
Girls 2 to 15	74	74	74
Children under 2	101	94	91

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	57,507,952		824,506,029		1,886,635,776	
Average annual household	65,635		53,651		51,645	
Transportation	8,831	13.45 %	7,279	13.57 %	7,051	13.65 %
Vehicle purchases	2,354		1,766		1,691	
Cars and trucks new	1,281		917		876	
Cars and trucks used	1,016		801		769	
Gasoline and motor oil	2,521		2,231		2,190	
Other vehicle expenses	3,176		2,729		2,655	
Vehicle finance charges	222		190		184	
Maintenance and repairs	1,171		956		924	
Vehicle insurance	1,323		1,227		1,206	
Vehicle rental leases	459		355		340	
Public transportation	779		551		514	
Health care	4,697	7.16 %	4,052	7.55 %	3,975	7.70 %
Health insurance	2,972		2,630		2,591	
Medical services	1,081		880		853	
Drugs	482		407		400	
Medical supplies	161		134		130	
Entertainment	3,881	5.91 %	3,189	5.94 %	3,078	5.96 %
Fees and admissions	924		655		610	
Television radios	1,176		1,080		1,063	
Pets toys	1,430		1,163		1,123	
Personal care products	872		696		668	
Reading	73		60		58	
Education	2,124		1,513		1,380	
Tobacco products	385		396		398	
Miscellaneous	1,053	1.60 %	868	1.62 %	834	1.61 %
Cash contributions	1,600		1,417		1,386	
Personal insurance	9,233		6,508		6,030	
Life and other personal insurance	228		188		181	
Pensions and Social Security	9,005		6,320		5,849	

Estimated Households					Housing Occupied By		Housing Occupancy		
Distance	Year	Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	2,112	1,610	31.15 %	224	1,822	1,062	1,050	-2,101
3-Mile	2020	24,856	19,900	23.97 %	5,982	17,486	12,467	12,389	-24,712
5-Mile	2020	47,881	39,251	20.59 %	12,480	32,478	24,018	23,863	-47,600
1-Mile	2023	1,989	1,610	23.52 %	212	1,714	1,899	90	74
3-Mile	2023	23,502	19,900	17.50 %	5,656	16,527	17,427	6,075	1,914
5-Mile	2023	45,114	39,251	13.74 %	11,745	30,609	33,596	11,518	5,080



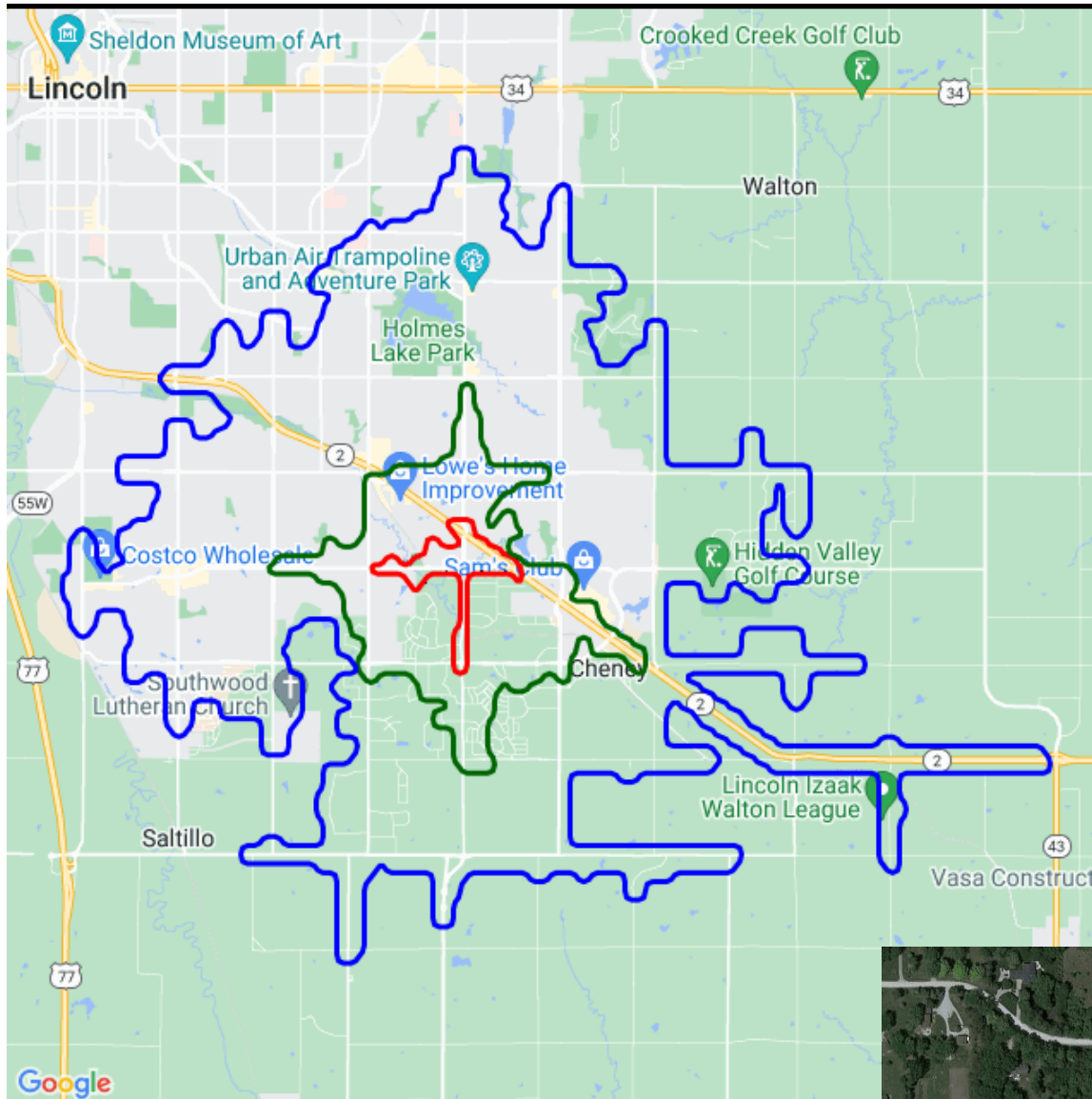
6601 S 70th



RE/MAX Concepts

4141 Pioneer Woods Dr., #114 Lincoln, NE 68506 | 402-441-4120

Demographic Report



6601 S 70th

Population

Distance	Male	Female	Total
3- Minute	351	496	847
5- Minute	4,149	4,930	9,079
10 Minute	36,295	39,520	75,816



RE/MAX CONCEPTS
Commercial Division



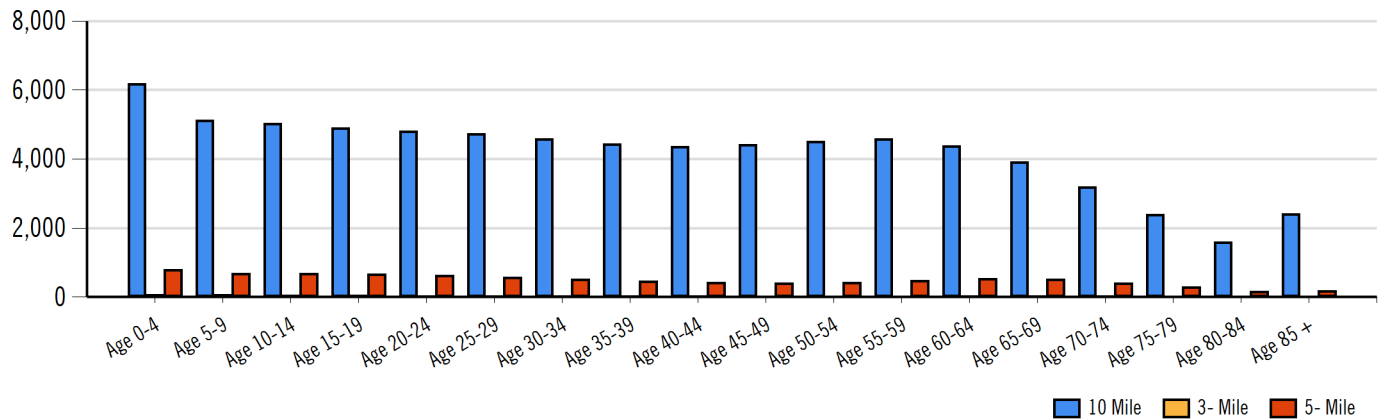
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MOODY'S
ANALYTICS

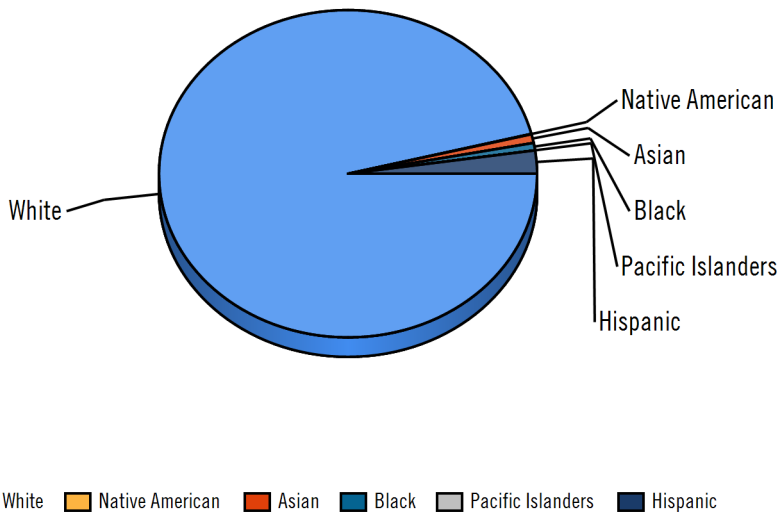
Catylist

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Population by Distance and Age (2020)



Ethnicity within 5 Minute



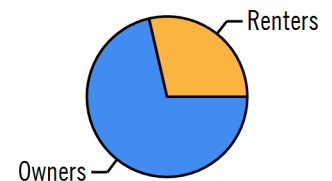
Home Ownership 3 Minute



Home Ownership 5 Minute



Home Ownership 10 Minute



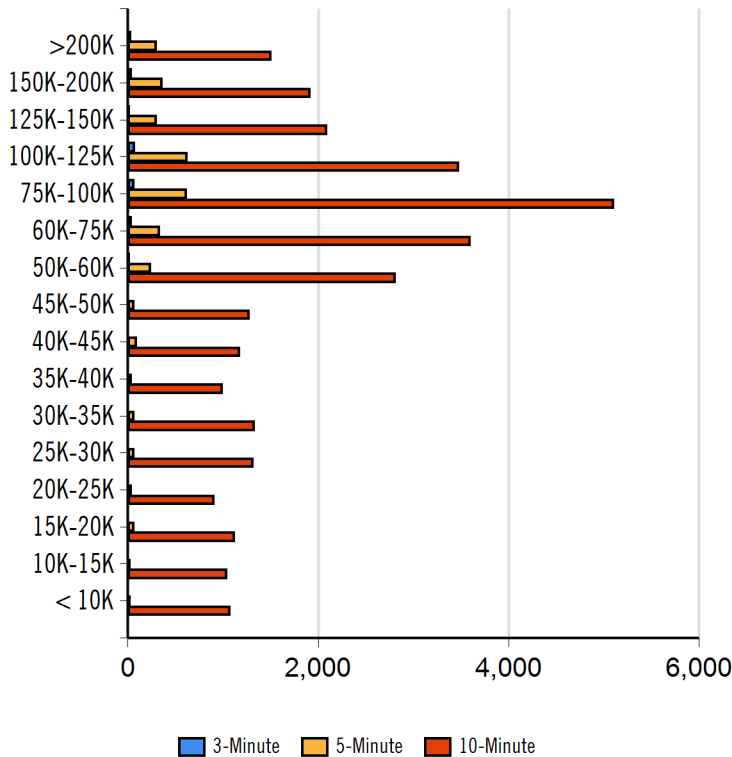
Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
3-Minute	436	5	0.19 %
5-Minute	4,762	58	0.52 %
10-Minute	41,116	704	1.32 %

Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
3-Minute	9	5	19	21	19	38	10	13	57	120	18	27	33
5-Minute	59	20	210	210	141	482	158	136	451	1,517	305	259	300
10-Minute	316	67	1,882	2,585	1,020	4,158	1,487	1,062	4,413	11,657	2,839	2,768	2,527

Household Income



Radius	Median Household Income
10-Minute	\$68,772.70
5-Minute	\$91,120.00
3-Minute	\$111,126.50

Radius	Average Household Income
10-Minute	\$78,668.72
5-Minute	\$102,779.40
3-Minute	\$126,369.50

Radius	Aggregate Household Income
3-Minute	\$35,967,730.90
5-Minute	\$360,684,781.01
10-Minute	\$2,516,245,237.05

Education

	3-Minute	5-Minute	10-Minute
Pop > 25	497	5,557	49,698
High School Grad	56	777	8,639
Some College	91	957	10,851
Associates	21	367	4,182
Bachelors	156	1,943	15,913
Masters	80	710	4,813
Prof. Degree	44	386	2,019
Doctorate	17	144	863

Tapestry

	3-Minute	5-Minute	10-Minute
Vacant Ready For Rent	3 %	10 %	33 %
Teen's	19 %	45 %	70 %
Expensive Homes	0 %	45 %	18 %
Mobile Homes	0 %	0 %	2 %
New Homes	135 %	182 %	124 %
New Households	16 %	31 %	76 %
Military Households	0 %	21 %	26 %
Households with 4+ Cars	34 %	70 %	80 %
Public Transportation Users	1 %	2 %	11 %
Young Wealthy Households	164 %	183 %	67 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



Expenditures

	3-Minute	%	5-Minute	%	10-Minute	%
Total Expenditures	19,200,267		199,981,349		1,605,113,001	
Average annual household	65,635		60,410		51,723	
Food	8,305	12.65 %	7,685	12.72 %	6,665	12.89 %
Food at home	5,064		4,779		4,293	
Cereals and bakery products	722		679		610	
Cereals and cereal products	257		240		216	
Bakery products	465		438		393	
Meats poultry fish and eggs	979		930		849	
Beef	227		217		199	
Pork	168		163		152	
Poultry	184		174		159	
Fish and seafood	167		155		137	
Eggs	79		74		69	
Dairy products	537		499		437	
Fruits and vegetables	1,050		982		871	
Fresh fruits	157		145		128	
Processed vegetables	189		180		165	
Sugar and other sweets	182		174		158	
Fats and oils	160		151		136	
Miscellaneous foods	950		900		810	
Nonalcoholic beverages	407		393		363	
Food away from home	3,241		2,906		2,372	
Alcoholic beverages	518		470		383	
Housing	22,286	33.95 %	20,787	34.41 %	18,386	35.55 %
Shelter	13,616		12,628		11,113	
Owned dwellings	8,941		8,128		6,801	
Mortgage interest and charges	4,711		4,251		3,449	
Property taxes	3,018		2,741		2,299	
Maintenance repairs	1,212		1,136		1,053	
Rented dwellings	3,268		3,279		3,354	
Other lodging	1,406		1,219		957	
Utilities fuels	4,756		4,570		4,243	
Natural gas	472		446		401	
Electricity	1,803		1,758		1,676	
Fuel oil	201		186		168	
Telephone services	1,498		1,436		1,322	
Water and other public services	780		742		674	
Household operations	1,665	2.54 %	1,529	2.53 %	1,287	2.49 %
Personal services	531		482		382	
Other household expenses	1,134		1,047		904	
Housekeeping supplies	755		706		623	
Laundry and cleaning supplies	193		184		167	
Other household products	449		419		366	
Postage and stationery	113		102		89	
Household furnishings	1,493		1,352		1,117	
Household textiles	114		102		82	
Furniture	386		333		256	
Floor coverings	46		38		29	
Major appliances	148		142		139	
Small appliances	115		105		93	
Miscellaneous	682		630		516	
Apparel and services	1,773	2.70 %	1,655	2.74 %	1,388	2.68 %
Men and boys	383		349		277	
Men 16 and over	323		295		233	
Boys 2 to 15	59		54		44	
Women and girls	626		572		493	



Women 16 and over	552	495	418
Girls 2 to 15	74	76	74
Children under 2	101	98	92

Expenditures (Continued)

	3-Minute	%	5-Minute	%	10-Minute	%
Total Expenditures	19,200,267		199,981,349		1,605,113,001	
Average annual household	65,635		60,410		51,723	
Transportation	8,831	13.45 %	8,182	13.54 %	7,040	13.61 %
Vehicle purchases	2,354		2,096		1,683	
Cars and trucks new	1,281		1,098		868	
Cars and trucks used	1,016		945		769	
Gasoline and motor oil	2,521		2,405		2,184	
Other vehicle expenses	3,176		3,008		2,656	
Vehicle finance charges	222		209		184	
Maintenance and repairs	1,171		1,079		922	
Vehicle insurance	1,323		1,302		1,210	
Vehicle rental leases	459		416		339	
Public transportation	779		672		516	
Health care	4,697	7.16 %	4,412	7.30 %	3,966	7.67 %
Health insurance	2,972		2,817		2,587	
Medical services	1,081		993		850	
Drugs	482		453		398	
Medical supplies	161		149		130	
Entertainment	3,881	5.91 %	3,612	5.98 %	3,077	5.95 %
Fees and admissions	924		805		611	
Television radios	1,176		1,142		1,063	
Pets toys	1,430		1,327		1,122	
Personal care products	872		796		669	
Reading	73		67		58	
Education	2,124		1,831		1,406	
Tobacco products	385		388		397	
Miscellaneous	1,053	1.60 %	961	1.59 %	836	1.62 %
Cash contributions	1,600		1,501		1,389	
Personal insurance	9,233		8,056		6,056	
Life and other personal insurance	228		215		181	
Pensions and Social Security	9,005		7,841		5,875	

Estimated Households					Housing Occupied By		Housing Occupancy		
Distance	Year	Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
3-Minute	2020	340	261	9.91 %	41	286	171	169	-339
5-Minute	2020	3,604	2,829	103.76 %	487	2,994	1,812	1,792	-3,584
10-Minute	2020	34,020	27,525	879.64 %	9,001	22,924	17,058	16,962	-33,821
3-Minute	2023	321	261	7.49 %	39	269	304	17	16
5-Minute	2023	3,408	2,829	77.55 %	462	2,829	3,117	291	211
10-Minute	2023	32,116	27,525	616.50 %	8,485	21,649	23,065	9,051	3,098



Location Facts & Demographics

Demographics are determined by a 10 minute drive from 6601 S 70th, Lincoln, NE 68516

CITY, STATE

Lincoln, NE

POPULATION

75,816

AVG. HH SIZE

2.41

MEDIAN HH INCOME

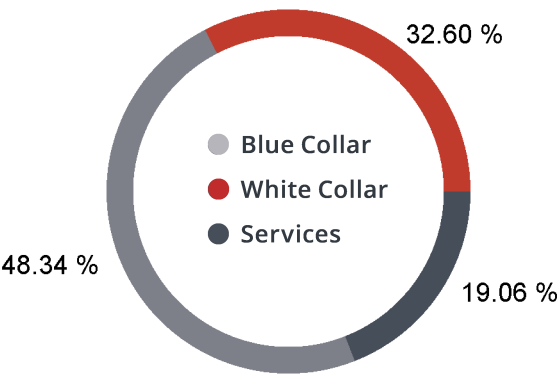
\$68,773

HOME OWNERSHIP

Renters: 8,798

Owners: 21,949

EMPLOYMENT



54.23 %

Employed

0.93 %

Unemployed

EDUCATION

High School Grad: 17.38 %

Some College: 21.83 %

Associates: 8.41 %

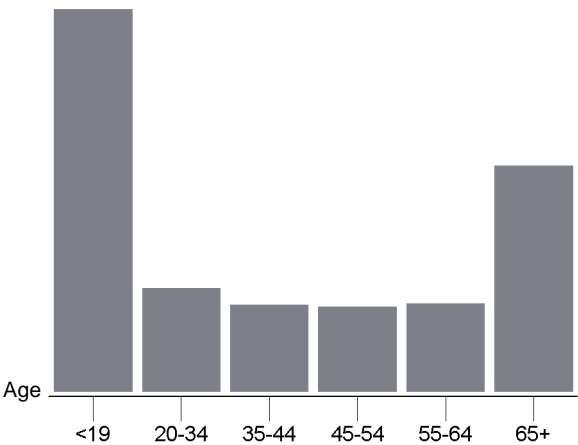
Bachelors: 53.12 %

GENDER & AGE

47.87 %



52.13 %



RACE & ETHNICITY

White: 96.28 %

Asian: 0.52 %

Native American: 0.05 %

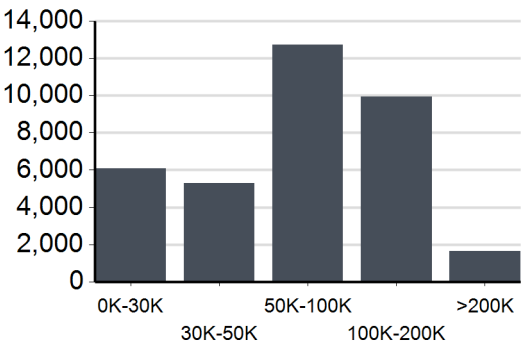
Pacific Islanders: 0.00 %

African-American: 0.25 %

Hispanic: 1.49 %

Two or More Races: 1.41 %

INCOME BY HOUSEHOLD



HH SPENDING



Housing

\$18,386



Grocery

\$6,665



Travel

\$7,040



Entertainment

\$3,077



Electricity

\$1,676



Apparel

\$1,388



Furniture

\$256



Gas

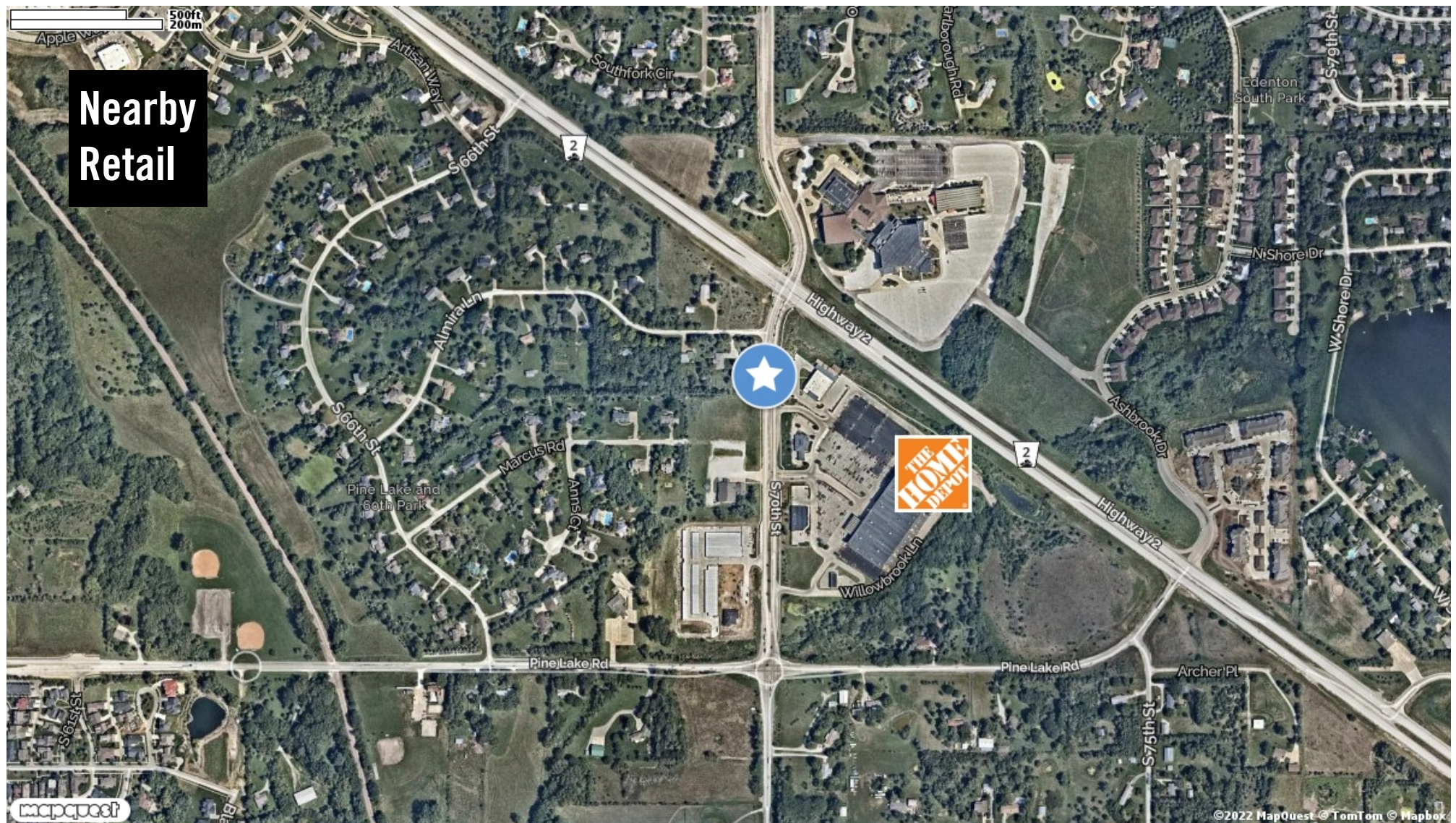
\$401

6601 S 70th



RE/MAX Concepts

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RE/MAX CONCEPTS
Commercial Division



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Catylist

State Hwy 2	1	Pine Lake Rd	2	State Hwy 2	3	Old Cheney Rd	4	Old Cheney Rd	5
Ashbrook Dr		S 61st St		S 66th St		S 72nd St		S 62nd St	
Year: 2021	17,898 est	Year: 2021	3,489 est	Year: 2021	22,853 est	Year: 2021	13,622 est	Year: 2021	17,272 est
Year: 2018	25,140	Year: 2018	3,590	Year: 2018	28,395	Year: 2018	15,080	Year: 2018	19,170
Year: 2017	9,910	Year: 1998	2,800	Year: 2017	20,160	Year: 2015	12,490	Year: 2015	15,748
S 56th St	6	S 70th St	7	State Hwy 2	8	Pine Lake Rd	9	S 70th St	10
Shadow Pines Dr		Revere Ln		Pine Lake Rd		S 70th St		Willowbrook Ln	
Year: 2021	21,001 est	Year: 2021	6,911 est	Year: 2021	9,918 est	Year: 2021	4,569 est	Year:	0 est
Year: 2018	25,070	Year: 2017	7,850	Year: 2017	7,690	Year: 2008	5,140	Year: 1998	2,500
Year: 2015	15,980	Year: 2014	6,270	Year: 2008	18,625	Year: 1998	2,300		
S 70th St	11	S 70th St	12	Pine Lake Rd	13	Edenton Rd	14		
Hwy 2		Old Cheney Rd		Eiger Dr		S 72nd St			
Year:	0 est	Year:	0 est	Year:	0 est	Year:	0 est		
Year: 1998	5,500	Year: 1998	7,100	Year: 1998	1,400	Year: 1998	3,100		