

210 ACRES AVAILABLE

210 ACRES | \$44,500 / ACRE

60TH & CAPEHART ROAD, BELLEVUE SECOND, NE 68133



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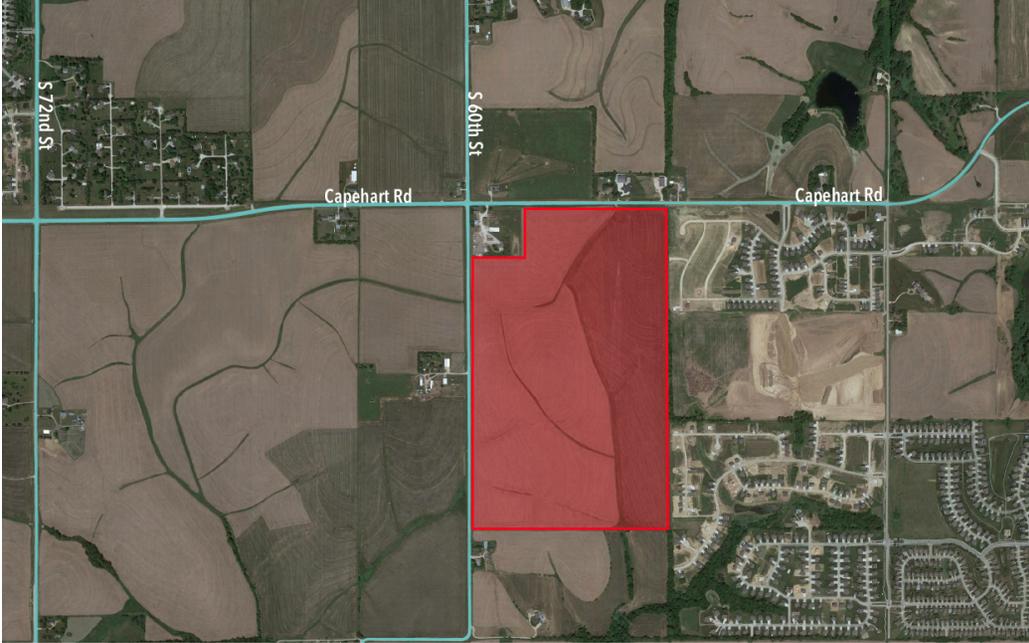


BRIAN KUEHL

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OFFERING SUMMARY

SALE PRICE:	\$44,500 / ACRE
Lot Size AC:	210.0 Acres
Lot Size SF:	9,147,600 SF
Price / ACRE:	\$44,500
Price / SF:	\$1.02
Zoning:	AG

PROPERTY OVERVIEW

210 Acres of land now available

PROPERTY HIGHLIGHTS

- Frontage on Capehart Road and S 60th Street
- Current zoning is AG
- Several elementary and middle schools nearby

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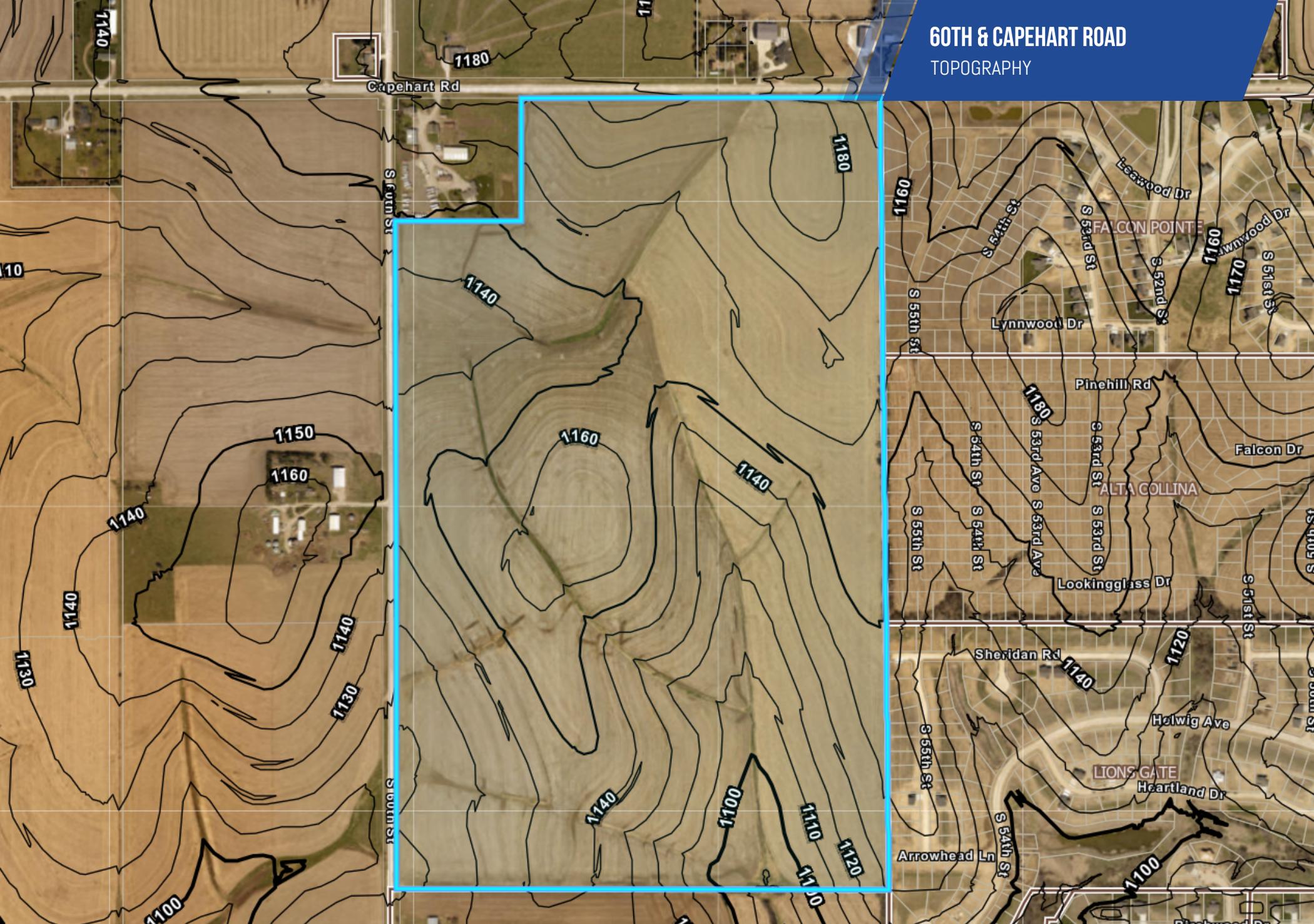
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60TH & CAPEHART ROAD

TOPOGRAPHY



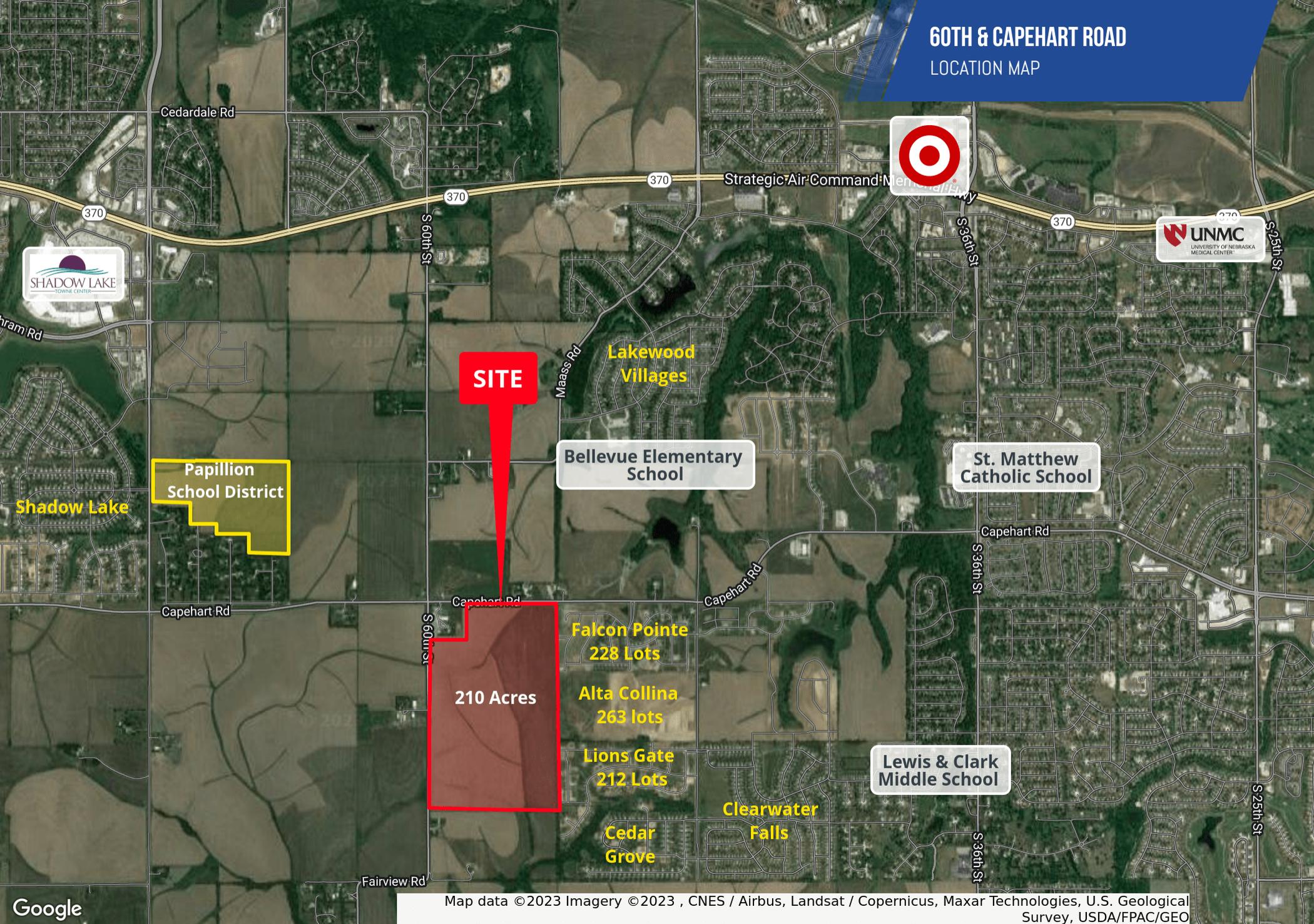
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60TH & CAPEHART ROAD LOCATION MAP



SITE

210 Acres

**Papillion
School District**

**Bellevue Elementary
School**

**St. Matthew
Catholic School**

**Lewis & Clark
Middle School**

**Falcon Pointe
228 Lots**

**Alta Collina
263 lots**

**Lions Gate
212 Lots**

**Cedar
Grove**

**Clearwater
Falls**



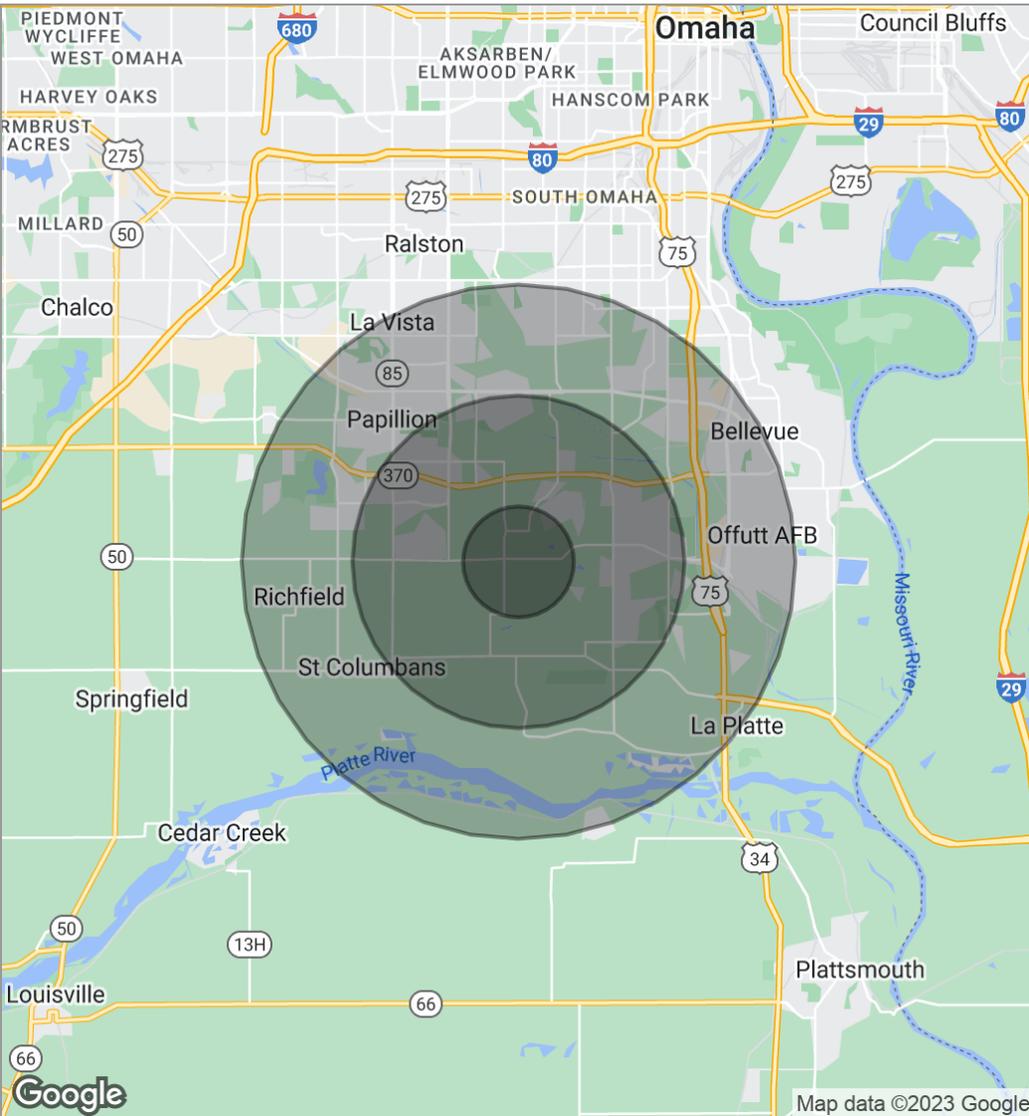
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	2,858	26,942	83,330
Median age	33.0	32.0	33.7
Median age (Male)	32.8	31.5	32.5
Median age (Female)	33.1	32.3	34.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,000	9,461	29,893
# of persons per HH	2.9	2.8	2.8
Average HH income	\$95,947	\$86,907	\$80,248
Average house value	\$273,120	\$231,266	\$205,420

** Demographic data derived from 2020 ACS - US Census*