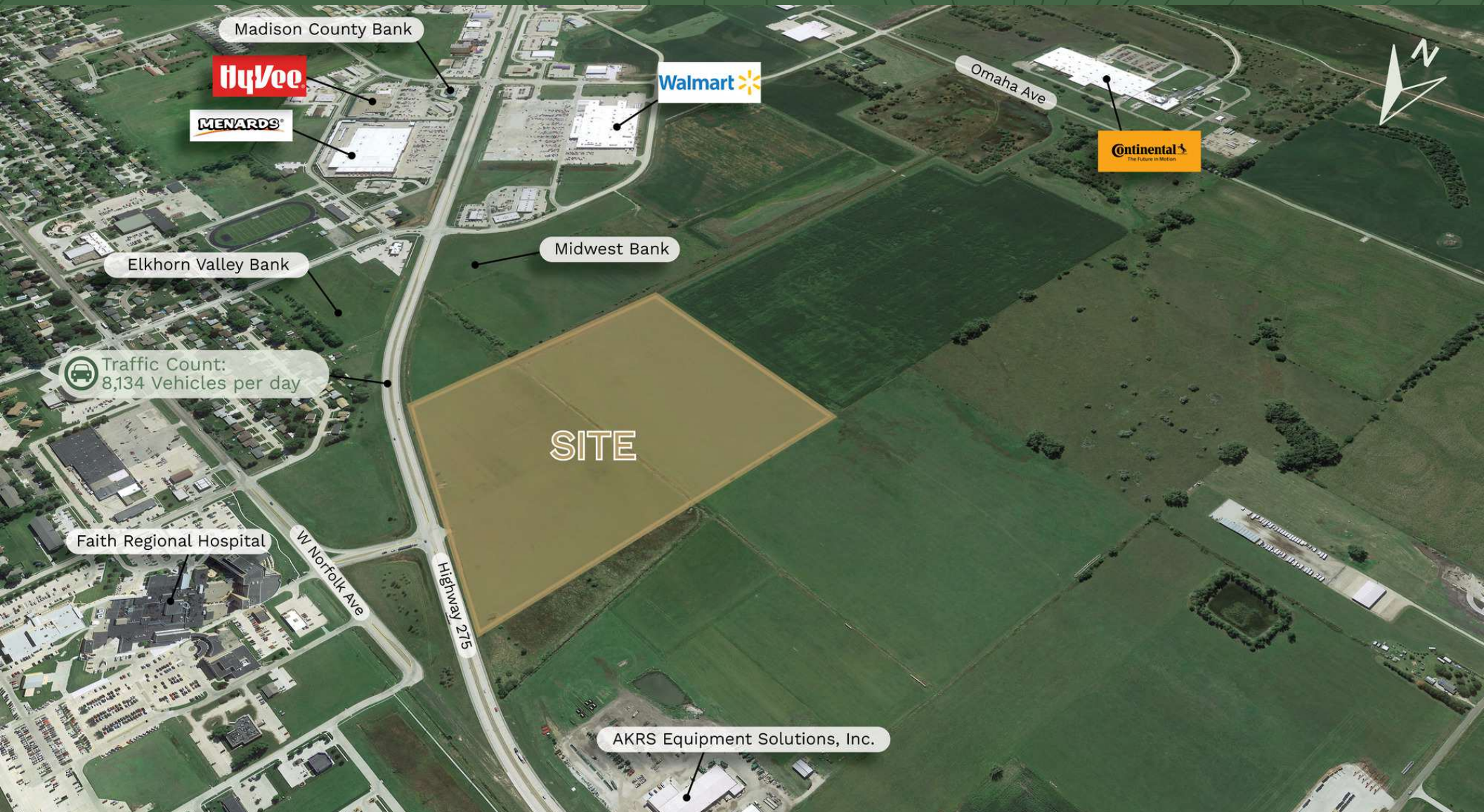


COMMERCIAL LOTS FOR SALE
\$5.00 - \$9.00 PSF | 1.23 - 21.22 Acres Available



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	ACRES	SQUARE FEET	PRICE PSF
Lot 1	3 Acres	130,680 SF	\$9 PSF
Lot 2	3.32 Acres	144,619 SF	\$8 PSF
Lot 3	3.58 Acres	155,944 SF	\$8 PSF
Lot 4	11.27 Acres	490,921 SF	SOLD
Lot 5	21.22 Acres	924,343 SF	\$5 PSF
Lot 6	1.43 Acres	62,290 SF	\$9 PSF
Lot 7	1.35 Acres	58,806 SF	\$9 PSF
Lot 8	1.23 Acres	53,578 SF	\$9 PSF
Lot 9	1.26 Acres	54,885 SF	\$9 PSF

PROPERTY HIGHLIGHTS

- Mixed-use development with Highway 275 frontage
- Lots for sale or build-to-suit opportunities available
- Located across from Faith Regional Hospital
- Sites available for retail users including QSR, big box, fuel station, food/entertainment, and hotels
- Currently zoned AG, rezoning to MU
- Utilities available for connection* (call broker for details)
- Infrastructure provided by seller
- Join the Northeast Nebraska Youth Sports Association

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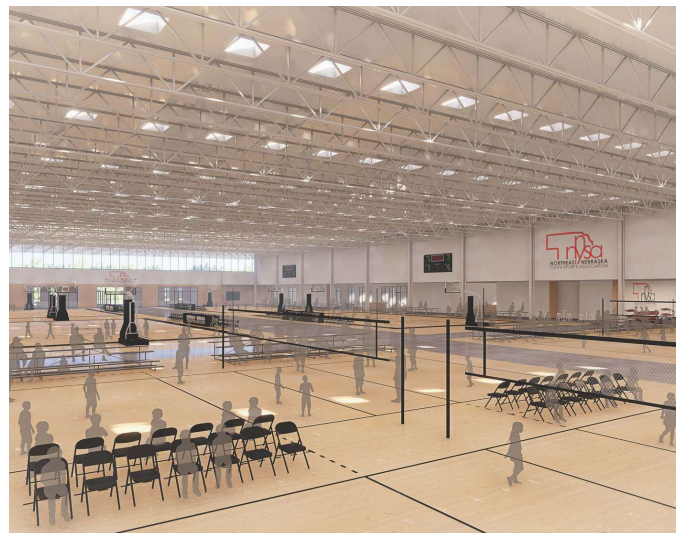
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NORTHEAST NEBRASKA YOUTH SPORTS ASSOCIATION

- 103,000-SF youth sports complex
- NNYSA will bring approximately 400,000 people through annually
- Many visitors will be staying for more than 24 hours
- Facility to include:
 - 6 full size basketball courts convertible to 8 volleyball courts
 - 14,400-SF turf area
 - Batting cages
 - 6,700-SF event space



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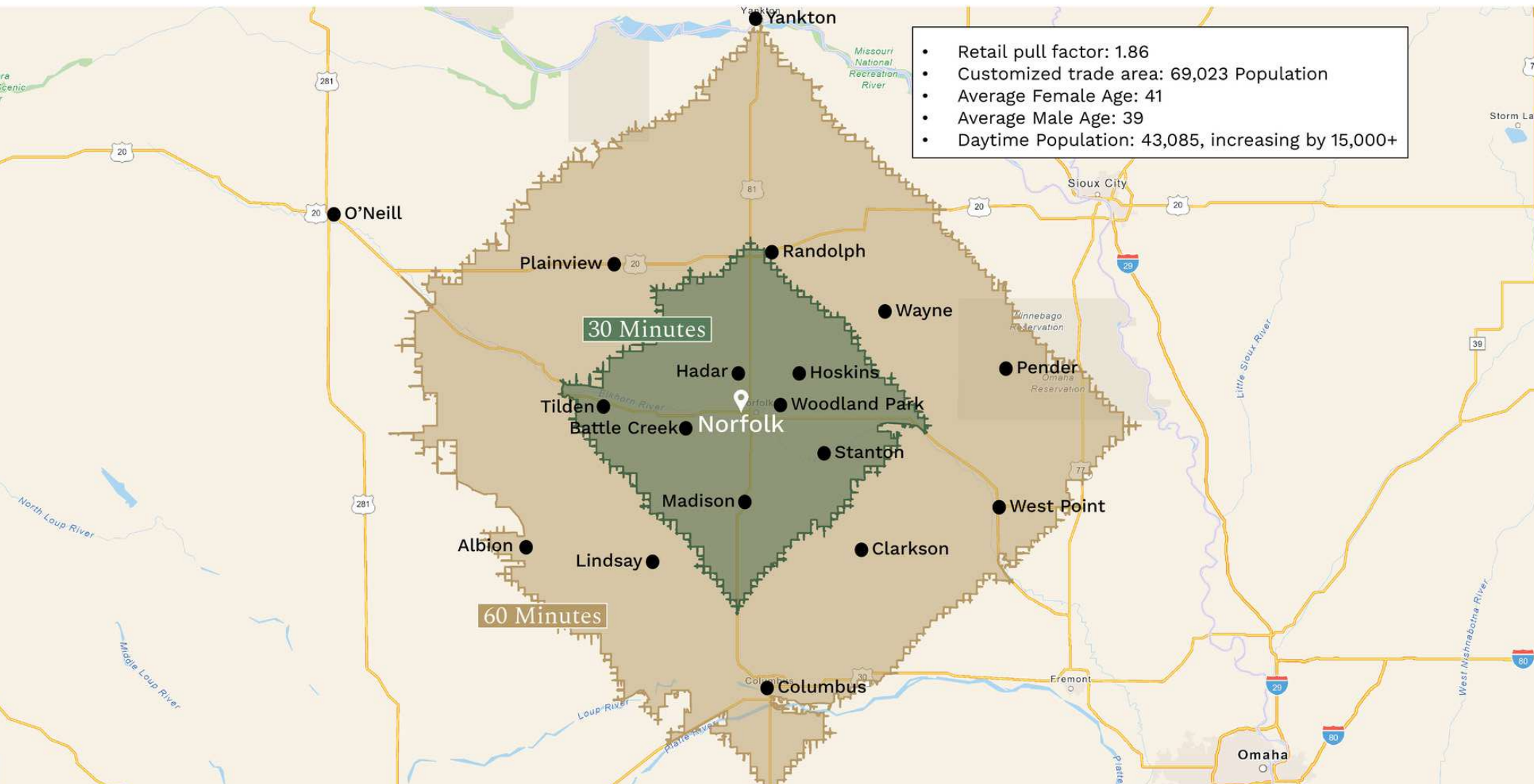
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POPULATION	5 MILES	10 MILES	20 MILES
Total Population	26,374	31,662	45,209
Average Age	37.8	38.4	38.8
Average Age (Male)	37.1	37.8	37.9
Average Age (Female)	37.9	38.6	39.1

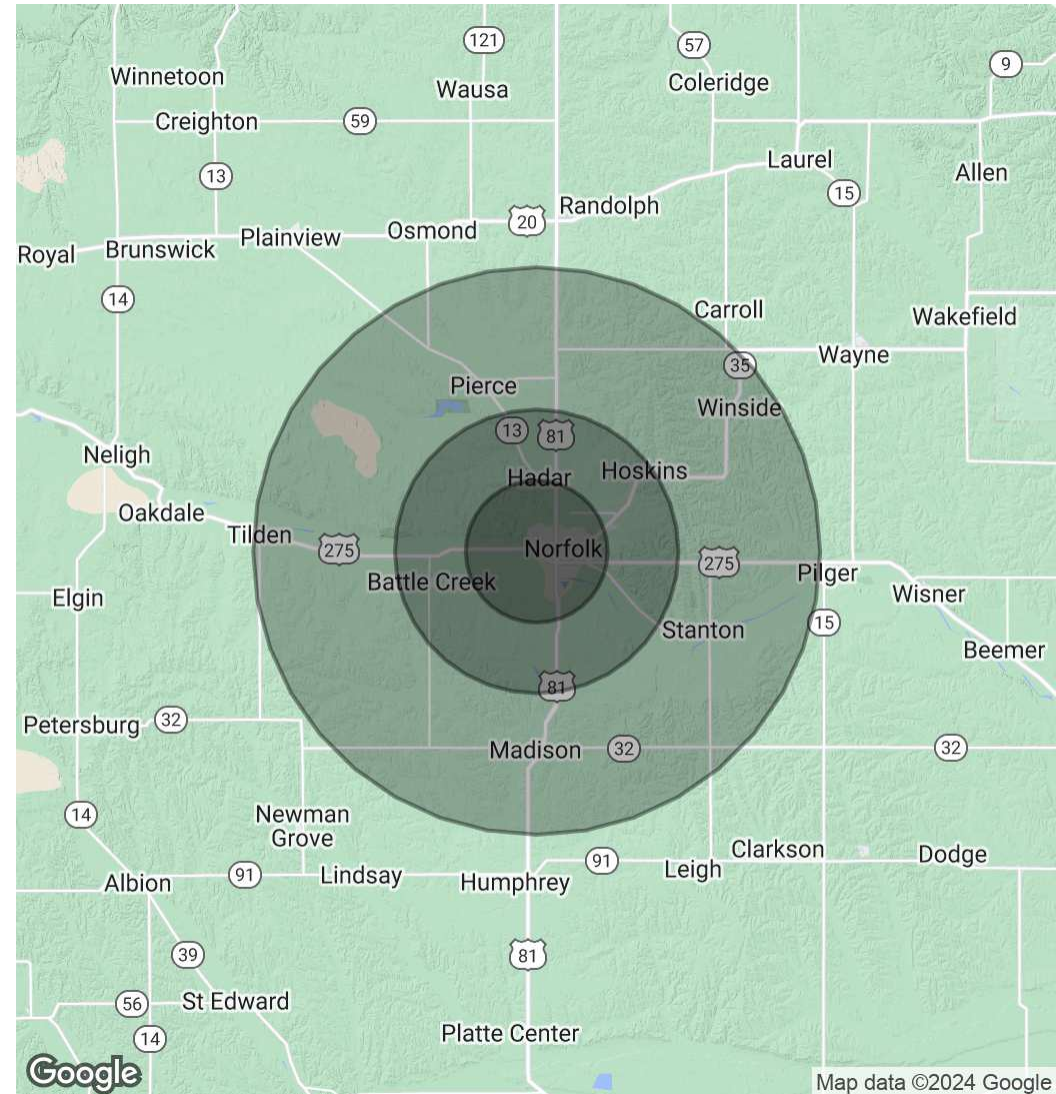
HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total Households	11,984	14,264	20,027
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$64,535	\$66,163	\$65,988
Average House Value	\$165,632	\$166,846	\$161,658

TRAFFIC COUNTS

27th Street & Highway 275	8,134/day
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ANNUAL LIFESTYLE & BUSINESS SPENDING

	5 MILES
Food Away from Home	\$32,183
Alcohol Away from Home	\$5,694
Pets/Toys/Hobbies	\$8,025
Apparel	\$15,461
Health Care	\$15,820
Fuel	\$20,933
Household Equipment/Maintenance	\$27,871



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