

## 14607 Chandler Road

La Vista, Nebraska 68128

### Property Highlights

- 5.13 to 10.26 acres available
- Proposed Delivery: Graded with utilities in place
- Conceptual drawings show up to 70,000 SF flex/industrial warehouses
- Quick access to east and west bound Interstate 80, HWY 50, and HWY 370
- Grading scheduled to be completed April 2024
- La Vista I-1 Zoning
- Part of new 56 acre development



### Offering Summary

<b>Lot 2 or Lot 3:</b>	\$8.50 PSF - \$1,899,433.80
<b>Lot Size:</b>	10.26 Acres

### For More Information

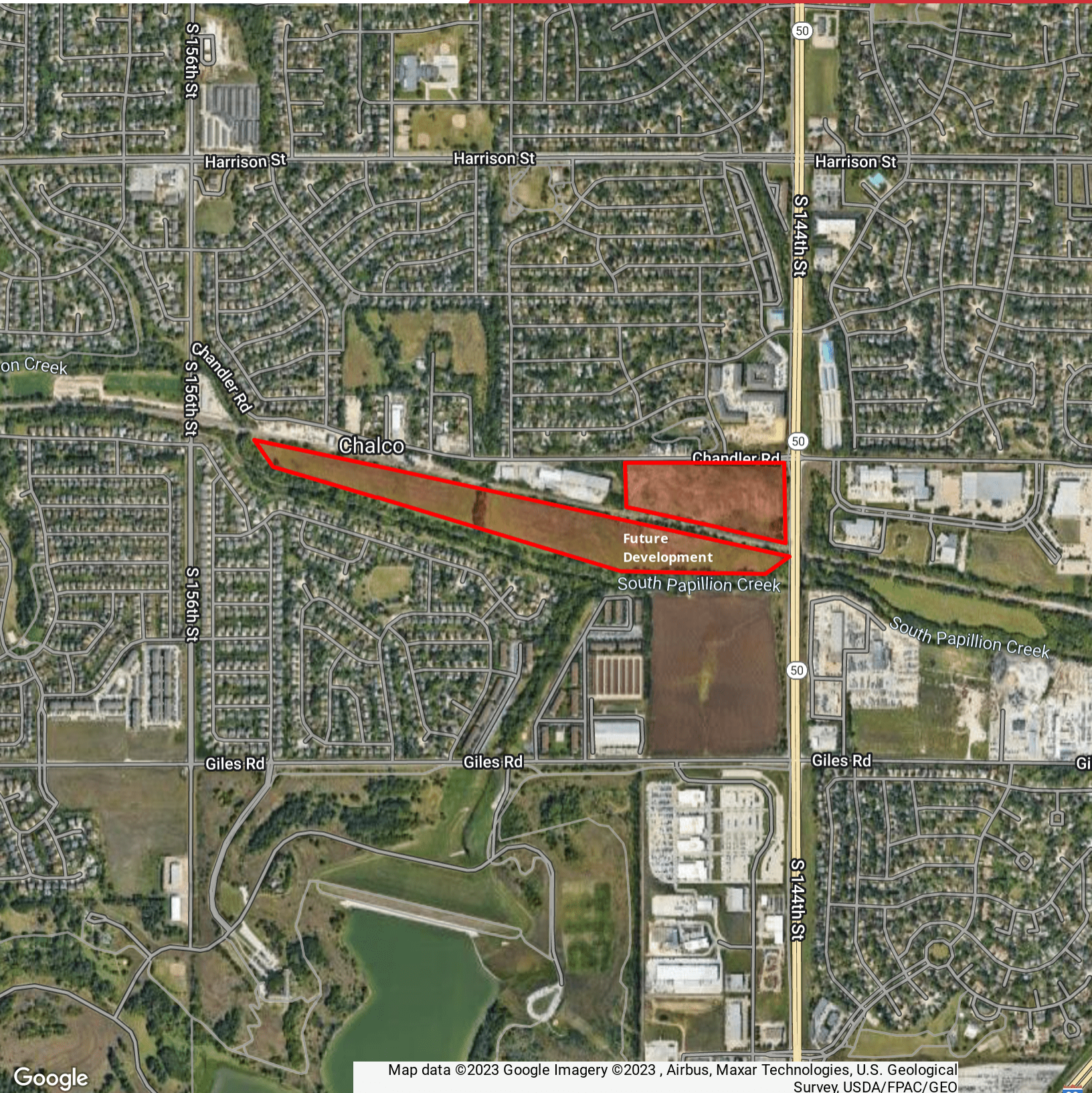
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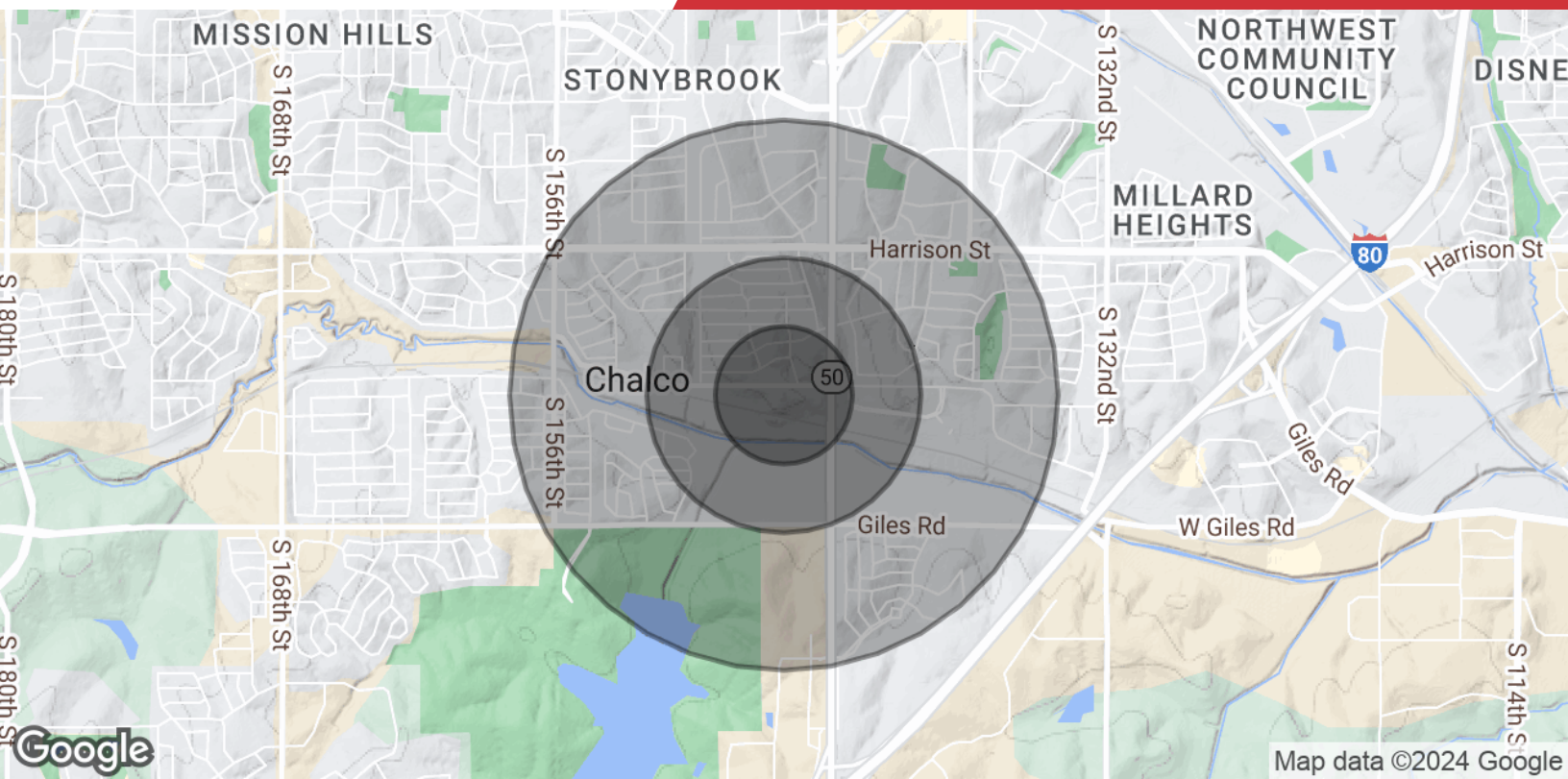


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## Population

	0.25 Miles	0.5 Miles	1 Mile
<b>Total Population</b>	371	1,514	7,271
<b>Average Age</b>	39.5	39.0	37.6
<b>Average Age (Male)</b>	38.2	37.8	36.5
<b>Average Age (Female)</b>	44.5	44.0	40.6

## Households & Income

	0.25 Miles	0.5 Miles	1 Mile
<b>Total Households</b>	164	704	2,994
<b># of Persons per HH</b>	2.3	2.2	2.4
<b>Average HH Income</b>	\$125,912	\$118,067	\$107,979
<b>Average House Value</b>	\$331,921	\$318,739	\$262,690

2020 American Community Survey (ACS)