

ASPEN CREEK LOTS

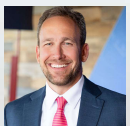
0.99 - 4.25 ACRES | \$19.00 - \$23.00 / SF

18870 OAKMONT DR, OMAHA, NE 68136



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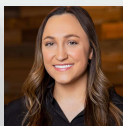
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OFFERING SUMMARY

SALE PRICE:	\$19.00 - \$23.00 / SF
Lot Size AC:	0.99 - 4.25 Acres

PROPERTY OVERVIEW

Prime land opportunity located near the new Hy-vee on 192nd and Hwy 370. Situated in one of the fast growing areas in Gretna. These sites offer an ideal location for retail, dining or other commercial uses. With Hy-vee bringing significant traffic and high visibility, easy access to major roads, and proximity to established neighbors and new developments, its a perfect opportunity!

PROPERTY HIGHLIGHTS

- High visibility and traffic being situated near the largest Hy-vee in the country
- Strong residential and commercial growth in Gretna
- Close proximity to schools, residential neighborhoods and new construction projects creating additional traffic potential
- Easy accessibility from Hwy 370

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,219	32,668	81,947
Average Age	35	35	36
HOUSEHOLDS			
Total Households	773	10,702	28,395
People Per HH	2.9	3.1	2.9
Average HH Income	\$187,043	\$167,014	\$152,092
Average HH Value	\$486,558	\$407,483	\$375,842

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OF LOTS 9 | TOTAL LOT SIZE 0.99 - 4.25 ACRES | TOTAL LOT PRICE \$19.0 - \$23.0 / SF |

STATUS	LOT #	SUB-TYPE	SIZE	PRICE
Available	349	Retail	1.59 Acres	\$19.00 / SF
Available	350	Retail	1.59 Acres	\$19.00 / SF
Available	351	Retail	0.99 Acres	\$19.00 / SF
Available	354	Retail	1.37 Acres	\$21.00 / SF
Available	355	Retail	1.44 Acres	\$21.00 / SF
Available	356	Retail	1.44 Acres	\$21.00 / SF
Pending	361	Retail	1.01 Acres	\$23.00 / SF
Pending	362	Retail	1.1 Acres	\$23.00 / SF
Available	368	Retail	1.7 Acres	\$23.00 / SF

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RETAILER MAP



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