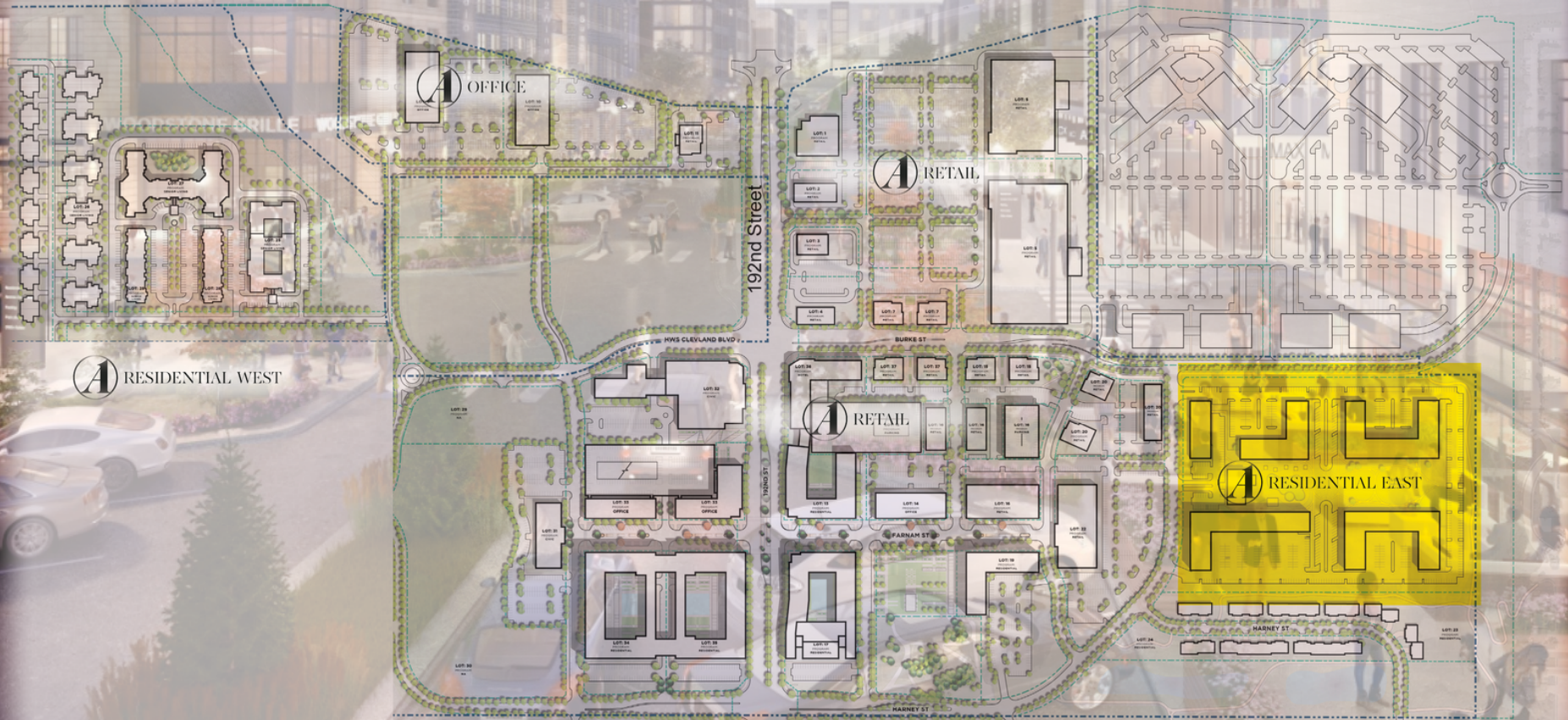


AVENUE ONE - MULTI FAMILY LAND

9 -18.23 ACRES | \$6.75 PER SF

192ND & DODGE, ELKHORN, NE 68022



**INVESTORS
REALTY INC.**

WWW.INVESTORSOMAHA.COM



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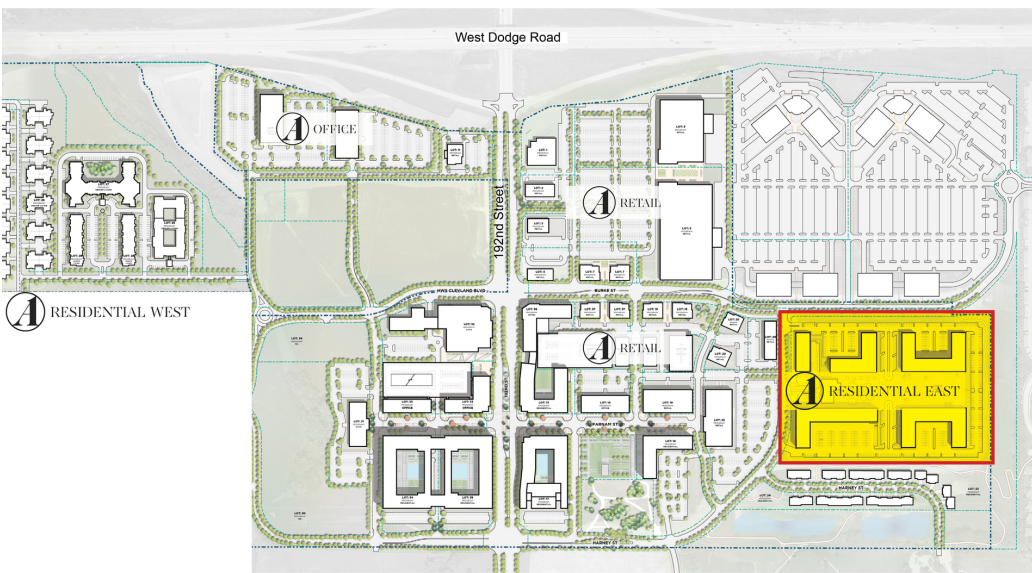


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OFFERING SUMMARY

SALE PRICE:	\$6.75 / SF
Lot Size AC:	9 - 18.23 Acres
Lot Size SF:	794,098.8 SF
Price / ACRE:	\$294,030
Price / SF:	\$6.75
Zoning:	MU

PROPERTY OVERVIEW

9-18.23 Acre of Multifamily land

PROPERTY HIGHLIGHTS

- AVENUE ONE is truly unique in Omaha. A high quality, high density mixed use development on West Dodge Road, Omaha's primary east-west corridor.
- Civic minded - workable, walkable and livable - parks, trails, and paths for walking and biking
- Approximately 700,000 SF of office and 1,500 residential units envisioned at the AVENUE ONE development
- Connected to surrounding neighborhoods - Omaha's premier single-family housing stock
- Property benefits from annual real estate tax savings due to utilization of an Enhanced Employment Area rather than a Sanitary Improvement District
- AVENUE ONE vision documents and architectural guidelines provide development continuity

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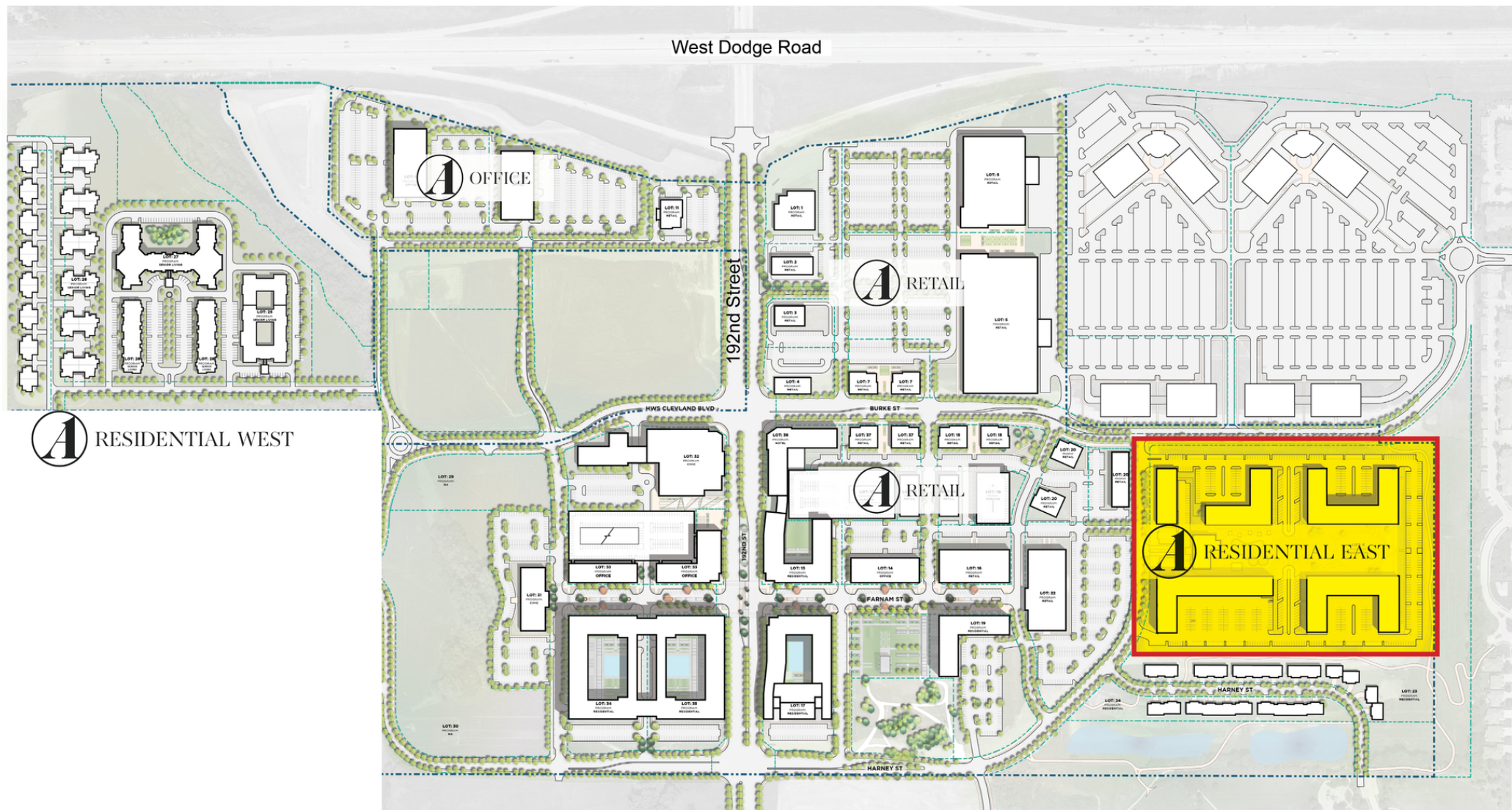
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192ND & DODGE

SITE PLAN



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192ND & DODGE AERIAL

MCC Metropolitan Community College

Youngman Lake Park 175 Acres

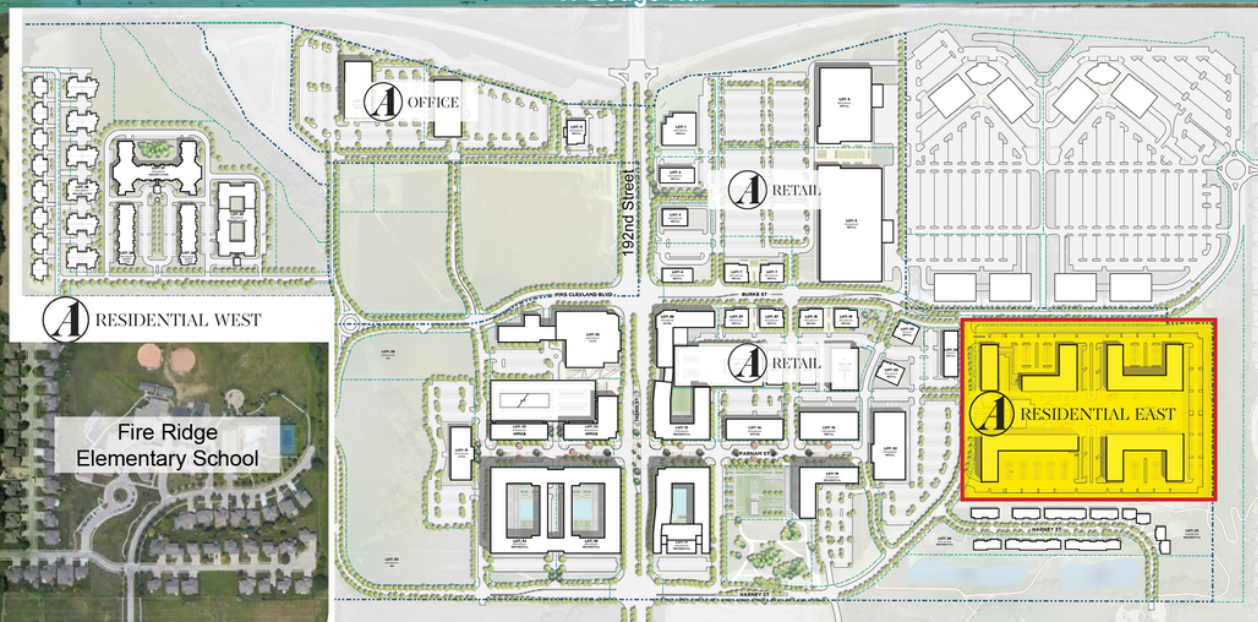
192nd St.

METHODIST
WOMEN'S HOSPITAL

W Dodge Rd.

W Dodge Rd.

W Dodge Rd.



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RETAILER MAP



Map data ©2021 Imagery ©2021 , Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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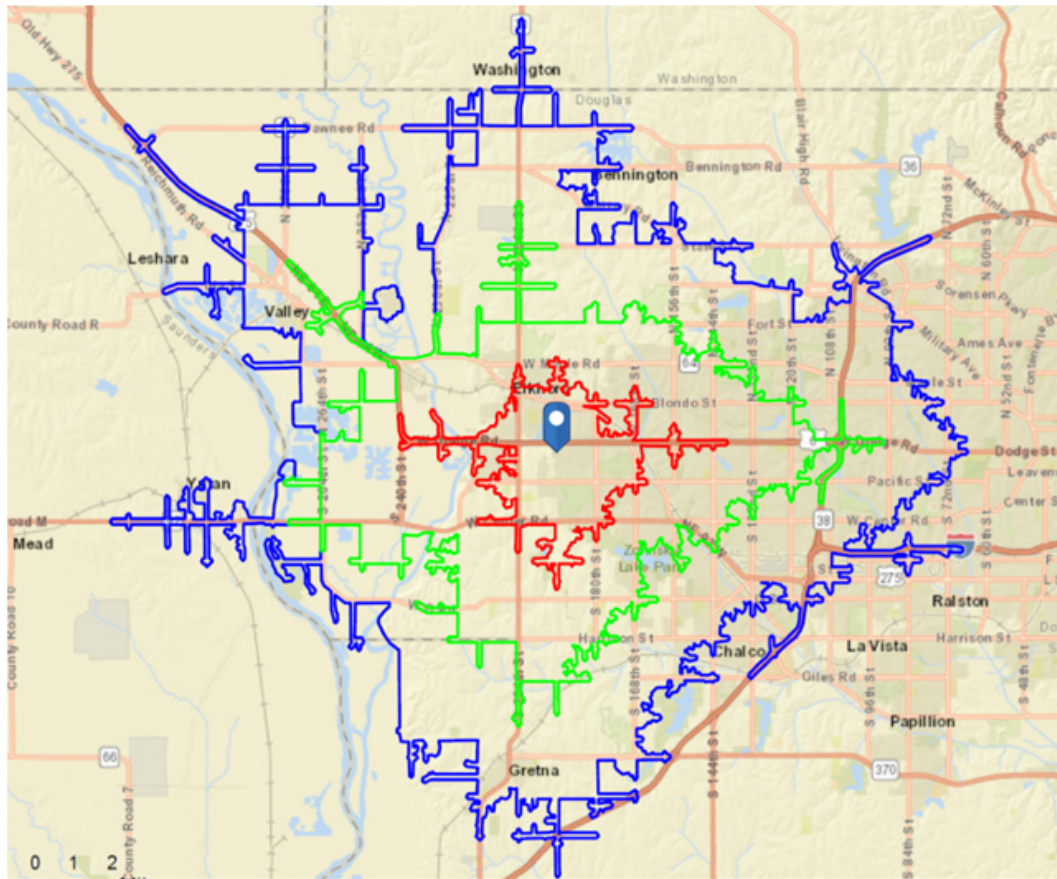
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Site Map



DRIVE TIME RADIUS

5 Minutes ■ 10 Minutes ■ 15 Minutes ■

This site map illustrates the importance of West Dodge Road expressway. The centralized location within the city, accessibility, and lack of traffic lights allows residents to reach Avenue One quicker than other streets in the city and therefore is able to cater to a larger population base.

Demographics

Traffic Counts

	I-680	132nd	144th	156th	137th	168th	150th	180th	204th	192nd
2008	200,000	128,400	123,500	108,400	93,500	90,400	89,200	54,800	44,800	44,800
2019	228,700	138,550	125,050	122,150	108,600	105,950	100,650	86,650	66,850	64,700
	1144%	107.9%	101.3%	112.7%	116.1%	117.2%	112.8%	158.1%	149.2%	1444%

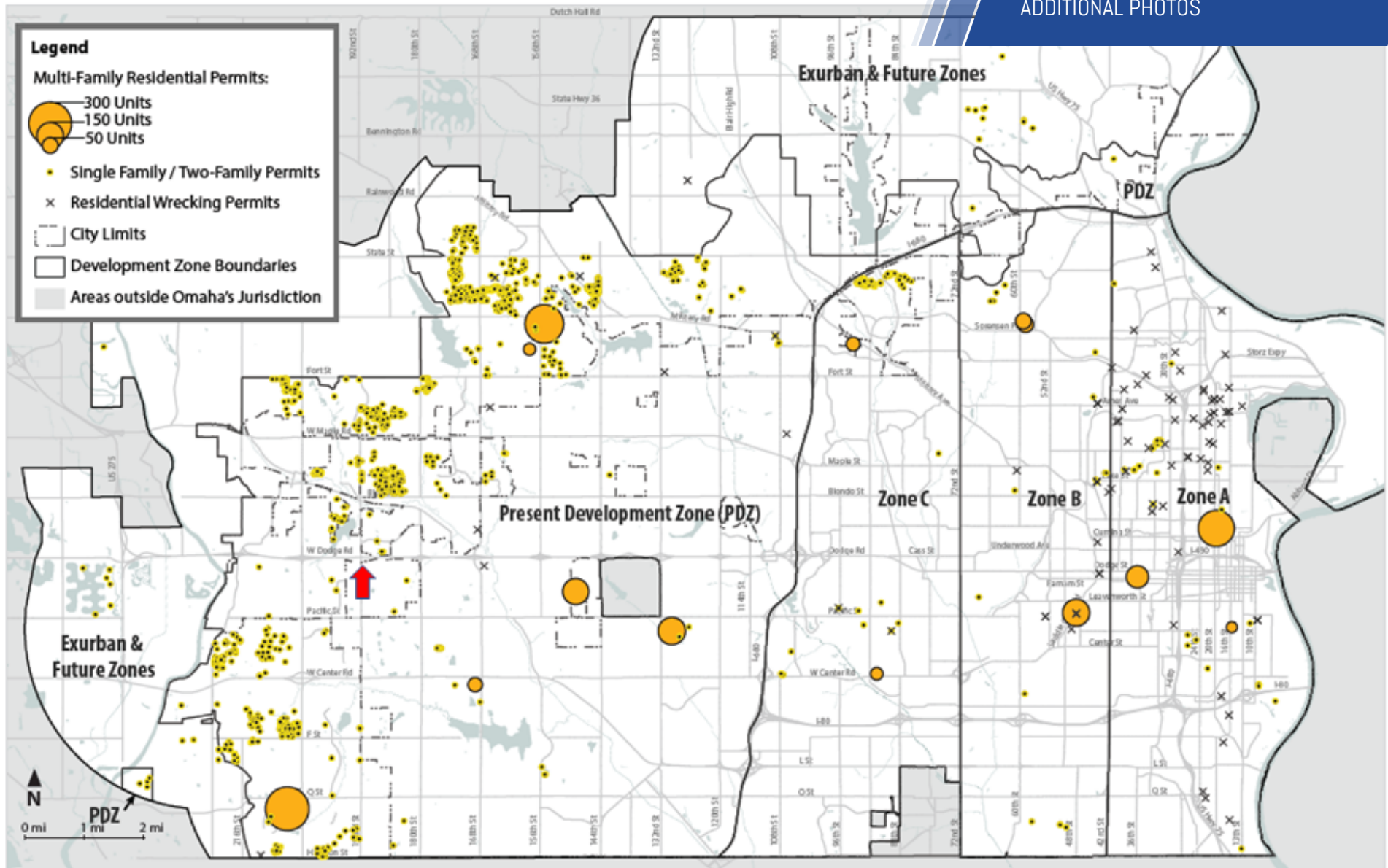
Avenue One is uniquely positioned in the city of Omaha to experience significant growth in the immediate 5 minute drive time radius as indicated by the traffic count, population increase, and permit map (next slide). The project is also strategically located to have a draw to a larger population base with the short term drive time that West Dodge Road offers.

	5 Minute		10 Minute		15 Minute	
	2019	2024	2019	2024	2019	2024
Population	24,610	27,333	130,748	141,326	296,663	317,561
2019 - 2024 Growth Rate	2.12%		1.57%		1.37%	
Daytime Population	15,037		73,594		177,149	
Households	9,006	10,022	47,634	51,371	114,809	122,414
Average Household Income	\$149,289	\$164,842	\$129,466	\$144,317	\$110,632	\$124,686
Average Home Value	\$375,991	\$391,787	\$310,211	\$332,139	\$274,587	\$295,765
Bachelor's Degree	39.5%		37.3%		33.2%	
Graduate/Professional Degree	24.2%		20.9%		18.2%	

Avenue One is located in a very affluent and educated area of the city with a high average household income, education rate, and home value.

Figure 2.3: Residential Building and Wrecking Permits* Issued in 2018

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ADDITIONAL PHOTOS



* Wrecking permits Include approx. 91 single-family homes as well as 1 duplex and 1 four-plex.

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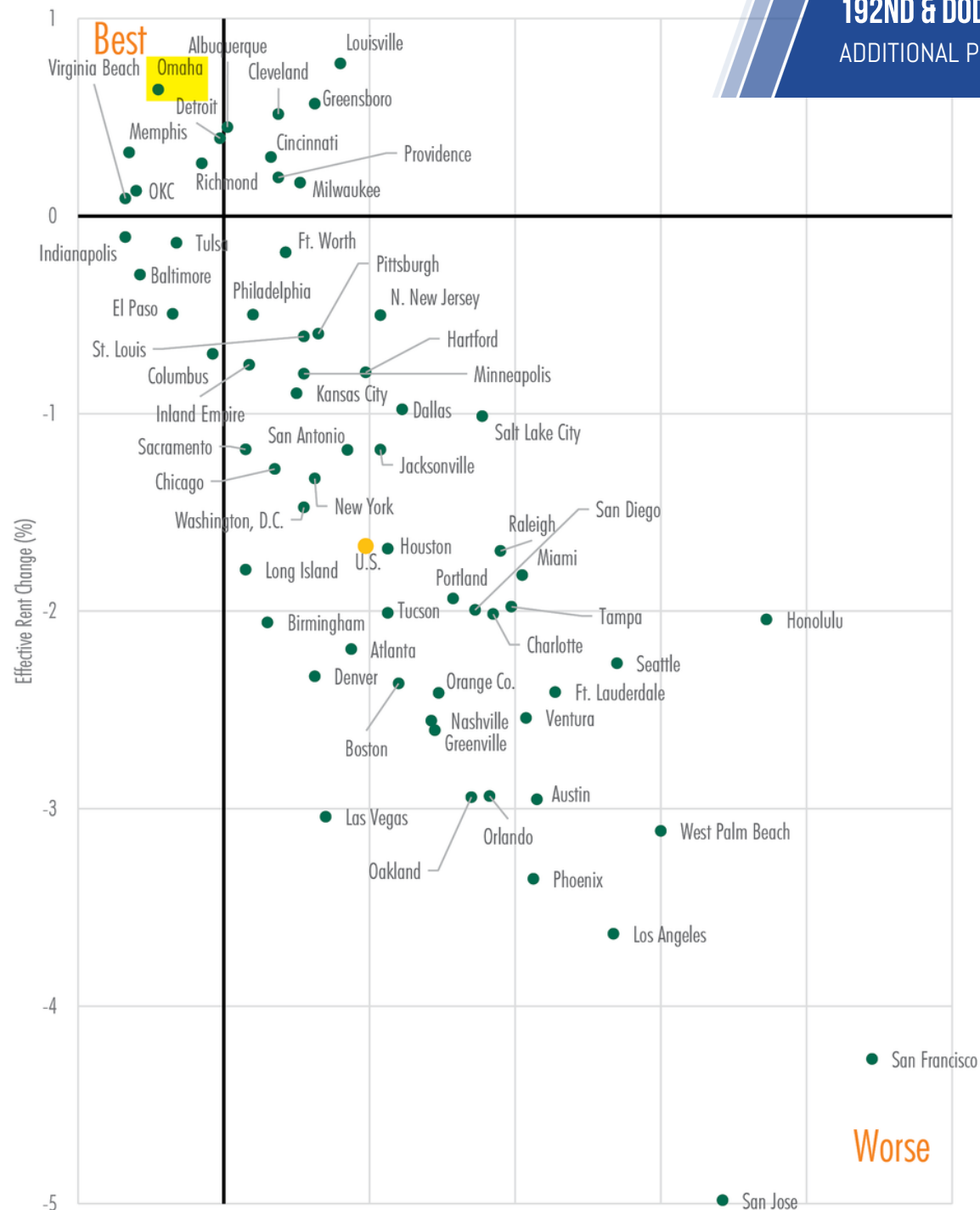


Figure 3: Metros by Region and Rent Change Category

	Down					Stable or Increased
	-5 to -4%	-4 to -3%	-3 to -2%	-2 to -1%	-1% to -0%	0% to 1%
West	San Francisco San Jose	Los Angeles	Honolulu Oakland Orange Co. Seattle Ventura	Portland Sacramento San Diego	Inland Empire	
Mountain West		Las Vegas Phoenix	Denver Tucson	Salt Lake City		Albuquerque
Midwest				Chicago	Columbus Indianapolis Kansas City Minneapolis St. Louis	Cincinnati Cleveland Detroit Milwaukee Omaha
South Central			Austin	Houston San Antonio	Dallas El Paso Ft. Worth Tulsa	Oklahoma City
Southeast		W. Palm Beach	Birmingham Atlanta Charlotte Ft. Lauderdale Greenville Nashville Orlando	Jacksonville Miami Raleigh Tampa		Greensboro Louisville Memphis Richmond Virginia Beach
Mid-Atlantic/ Northeast			Boston	Long Island New York Washington, D.C.	Baltimore Hartford No. NJ Philadelphia Pittsburgh	Providence

Source: CBRE Research, Axiometrics, a RealPage company, May 2020.

Figure 4: March to May Change in Vacancy and Effective Rents



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ADDITIONAL PHOTOS

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Employment Map



West Dodge 168th to 204th

Nebraska Realty
Baxter – Subaru, Volkswagen
Audi of Omaha
Nissan of Omaha
CarMax
Greg Young Chevrolet
Baxter Jeep, Ford
Volvo of Omaha
Toyota of Omaha
Infiniti of Omaha
Village Point Shopping Center
Premier Bank
Marcus Village Point Cinema
Village Point Oral Surgery Dental
Children's Physical West Point

Nebraska Medical Laboratory Services
Children's Outpatient Surgery & Urgent Care
Madonna Rehabilitation Hospitals Omaha
Berkshire Hathaway Home Services
Goosmann Law Firm
Pinnacle Bank
Village Point Pediatrics
Lindsay Corporation
Methodist Women's Hospital
Metropolitan Community College
Insurance Agency Marketing Services
Omaha Sports Academy
Siem Johnson - Accounting
CSG International
Elkhorn School District

West Dodge 120th to 144th

La Petite Academy of Omaha
Omaha School of Music and Dance
Lamp Rynerason
NP Dodge Estate
Avionics Interface Technologies
First Westroads Bank
Tagge-Rutherford Financial Group
Private Mortgage Group
Cisco
Mutual of Omaha Bank
Kayvon Izdi Medical
Midwest Housing Equity Group
ONYX – BMW, Mini Cooper, Range Rover
Lexus

West Dodge 120th to 144th

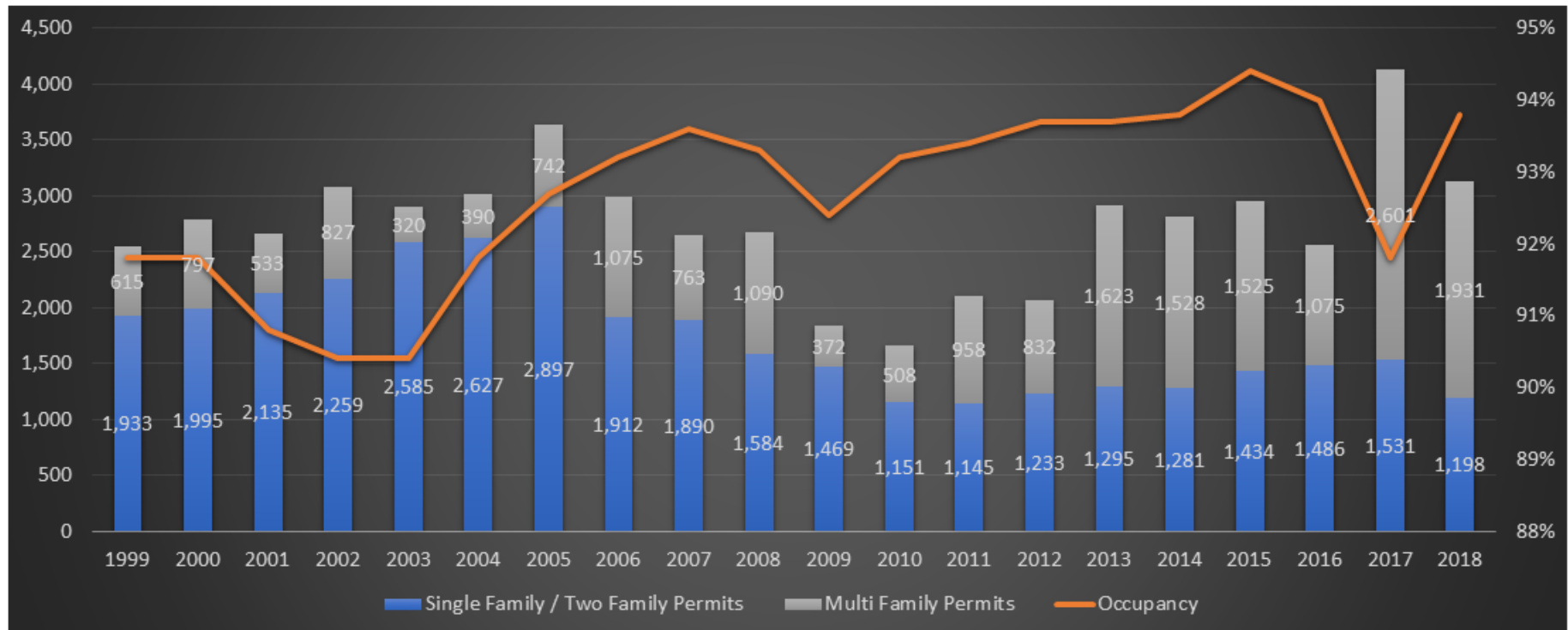
Remington Heights
CHI Health
AG Processing
Edward Jones Financial Advisors
Nana's Little World
DaVita Omaha West Dialysis
CATCH Intelligence
First Source Mortgage
Altus Architectural Studio
NAI NP Dodge
Noll Human Resource
Hancock & Dana PC
Bank of the West
Home Instead Senior Care HQ
Aerotek
Benchmark Mortgage Omaha

OMNE Partners
Omaha Pain Physicians
John Major Aksarben Mortgage
Nebraska Spine and Pain Center
Silverleaf Wealth Management
Wells Fargo Private Banking
CBA Industries
Lutz
AGP – Agricultural coop
Boys Town
Aerotek
HuschBlackwell
Nebraska Wesleyan University
Tenaska Capital Management
Sirius Computer Solutions

West Dodge :: I-680 to 120th Street

TD Ameritrade Corporate Headquarters
Midland University Omaha
US Social Security Administration
Preco Engineering
EGA Consulting Group
Pitney Bowes
D3Banking
RG & Associates
West Corporation
SilverStone Group
First National Farmers
New Horizons Computer Learning
Cox Corporate Office
Cox Media
First Data
Omaha Area Board of Realtors

Single vs Multi-Family Permits



Demand has increased in multi family the last 5 years and is still projected to be strong over the next 5 years. While multi-family permits have increased so has occupancy. According to CoStar, occupancy in 2019 was actually 94.5% is predicted to be above 94% through 2024. Low vacancy and new construction product have pushed Omaha metro rents higher at an annual growth rate of 2.3%.