

NORTH SHORE

33,106 SF | \$662,120

126TH & HWY 370 - NORTH SHORE, PAPILLION, NE 68046

S 126th St

GENERATIONS DEVELOPMENT

SITE

Hwy 370

**INVESTORS
REALTY INC.**

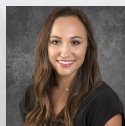
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126TH & HWY 370 - NORTH SHORE

EXECUTIVE SUMMARY

OFFERING SUMMARY

SALE PRICE:	\$662,120.00
Lot Size AC:	0.76 Acres
Lot Size SF:	33,106 SF
Price / SF:	\$20.00
Zoning:	MU

PROPERTY HIGHLIGHTS

- Ideal for daycare, medical office, dance studio
- Pad ready development site
- Frontage on Hwy 370
- Mixed use development adjacent to Generations and Werner Park Stadium
- Join Pinnacle Bank
- Immediate area is experiencing record growth in residential development
- Just minutes to I-80

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,722	35,807	129,662
Average Age	27.3	32.7	33.8
HOUSEHOLDS			
Total Households	1,111	13,539	50,575
People Per HH	2.2	2.7	2.6
Average HH Income	\$95,744	\$102,793	\$91,896
Mdian HH Value	\$250,491	\$247,531	\$216,511

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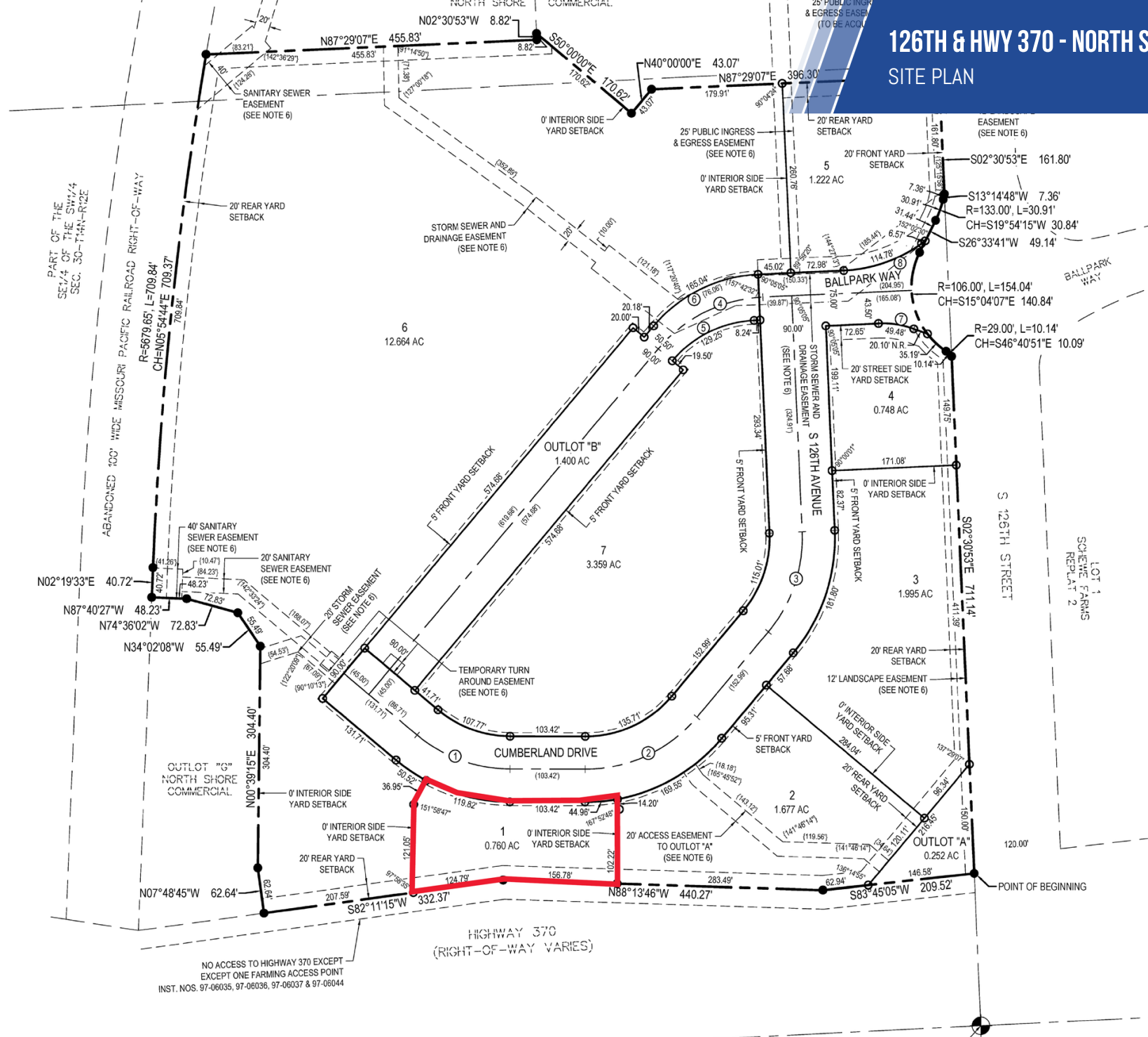
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126TH & HWY 370 - NORTH SHORE SITE PLAN



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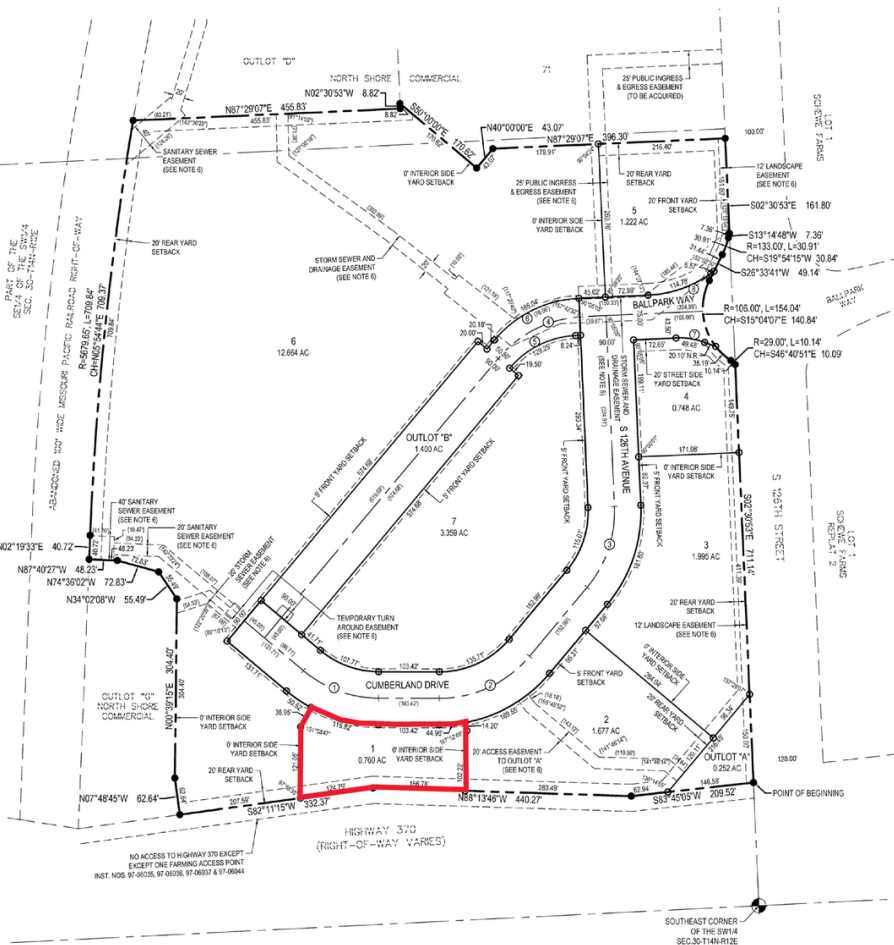
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126TH & HWY 370 - NORTH SHORE

BEING A REPLATTING OF LOT 72, NORTH SHORE COMMERCIAL, A SUBDIVISION LOCATED IN THE SW1/4 OF SECTION 30, TOGETHER WITH PART OF NE1/4 OF THE SW1/4 AND THE SE1/4 OF THE SW1/4 OF SECTION 30, ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA

_____ RIGHT OF WAY LINE
 _____ LOT LINE
 - - - - - EASEMENTS
 [Quarter Circle Symbol] EXIST. SECTION CORNER
 - - - - - EXIST. SECTION LINES
 ○ 5/8" REBAR SET W/ CAP LS-608
 ● PINS FOUND 5/8" REBAR W/ CAP LS-608



I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED ON THE BOUNDARY OF THE WITHIN PLAT AND STAKES AT ALL CORNERS OF ALL LOTS, STREETS AND ANGLE POINTS IN NORTH SHORE COMMERCIAL REPLAT 1 (THE LOTS NUMBERED AS SHOWN), BEING A REPLATTING OF LOT 72, NORTH SHORE COMMERCIAL, A SUBDIVISION LOCATED IN PART OF NE1/4 OF THE SW1/4 AND THE SE1/4 OF THE SW1/4 OF SECTION 30, ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SAID TRACT OF LAND CONTAINS 1,167,845 SQUARE FEET OR 26.810 ACRES, MORE OR LESS.

DATE _____

REPLAT 1 V

DATE _____

REPLAT 1 V

DATE _____

REPLAT 1 V

1 WAS RE

VEYOR / E

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126TH & HWY 370 - NORTH SHORE

LOCAL DEVELOPMENT MAP



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