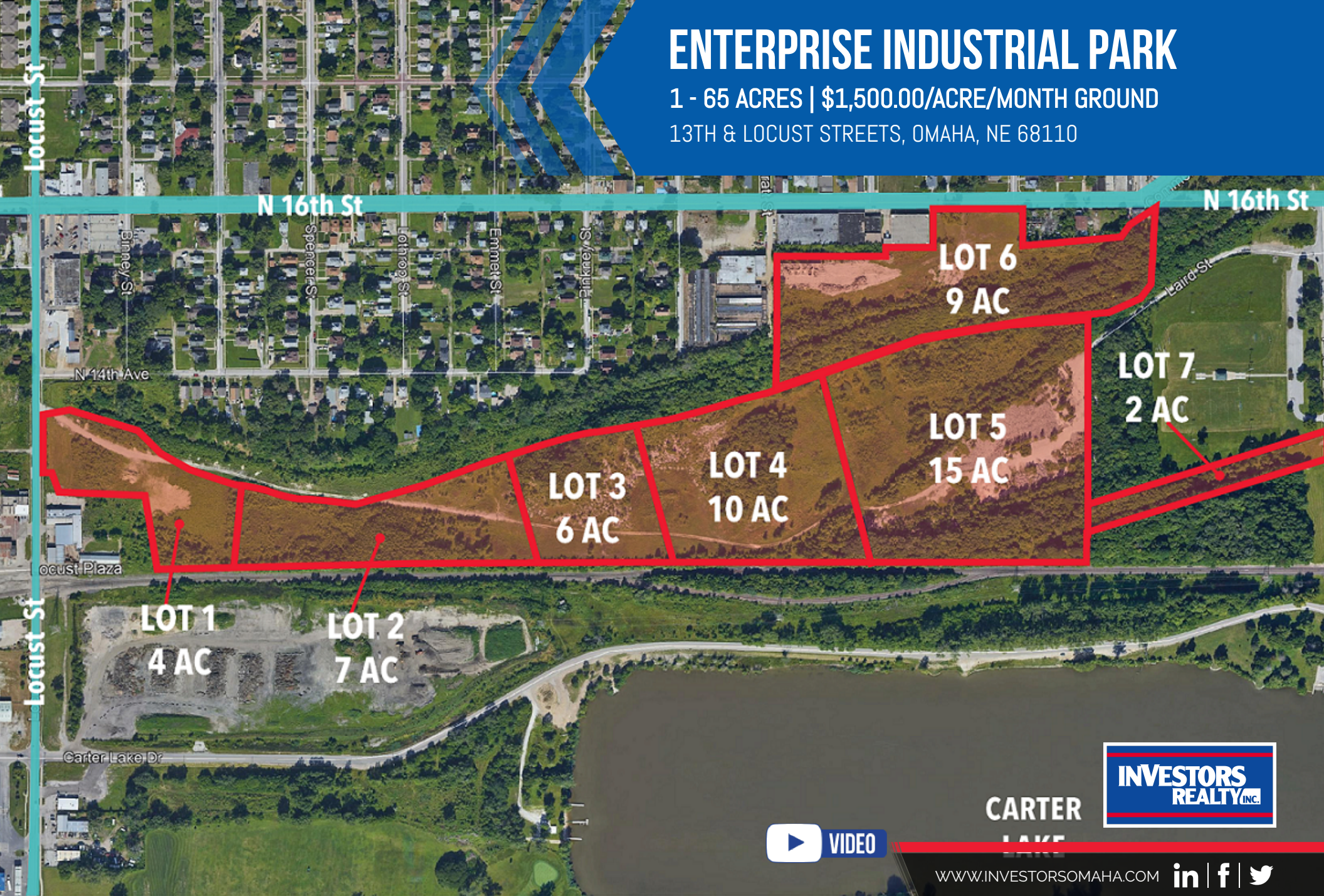


ENTERPRISE INDUSTRIAL PARK

1 - 65 ACRES | \$1,500.00/ACRE/MONTH GROUND

13TH & LOCUST STREETS, OMAHA, NE 68110



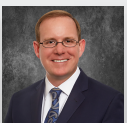
CARTER
LAKE



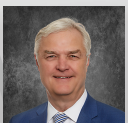
WWW.INVESTORSOMAHA.COM



RYAN KUEHL, CCIM
402.778.7545
rkuehl@investorsomaha.com



RYAN ZABROWSKI, CCIM, SIOR, CRE
402.778.7557
rzabrowski@investorsomaha.com



RJ NEARY, CCIM, SIOR, CRE
402.778.7535
rjneary@investorsomaha.com





OFFERING SUMMARY

LEASE RATE:	\$1,500.00 ACRE/MONTH GROUND
Available Acres:	1 - 65 Acres
Zoning:	HI

PROPERTY OVERVIEW

Up To 31 Lots of Industrial Land Available for Lease

PROPERTY HIGHLIGHTS

- Large outdoor storage or truck parking opportunity
- 1 - 65 acres available for lease in North Downtown Omaha
- Potential Union Pacific Rail access
- Heavily industrial zoning
- Access to Highway 75 via Ames Avenue, Lake Street or Cumming Street

DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,696	220,576	512,703
Average Age	31.9	32.1	34.1
HOUSEHOLDS			
Total Households	2,069	86,805	203,581
People Per HH	2.8	2.5	2.5
Average HH Income	\$38,325	\$45,147	\$54,925
Average HH Value	\$137,207	\$108,829	\$132,040

RYAN KUEHL, CCIM

402.778.7545 | rkuehl@investorsomaha.com

RYAN ZABROWSKI, CCIM, SIOR, CRE

402.778.7557 | rzabrowski@investorsomaha.com

RJ NEARY, CCIM, SIOR, CRE

402.778.7535 | rjneary@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.





13TH & LOCUST STREETS

AVAILABLE SPACES SUMMARY

SPACE	SIZE	LEASE RATE
Plan 1, Lot 7	2 Acres	\$1,500.00 Acre/month (Ground Lease)
Plan 1, Lot 6	9 Acres	\$1,500.00 Acre/month (Ground Lease)
Plan 1, Lot 4	10 Acres	\$1,500.00 Acre/month (Ground Lease)
Plan 1, Lot 3	6 Acres	\$1,500.00 Acre/month (Ground Lease)
Plan 1, Lot 2	7 Acres	\$1,500.00 Acre/month (Ground Lease)
Plan 1, Lot 1	4 Acres	\$1,500.00 Acre/month (Ground Lease)

RYAN KUEHL, CCIM

402.778.7545 | rkuehl@investorsomaha.com

RYAN ZABROWSKI, CCIM, SIOR, CRE

402.778.7557 | rzabrowski@investorsomaha.com

RJ NEARY, CCIM, SIOR, CRE

402.778.7535 | rjneary@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.



13TH & LOCUST STREETS SITE MAP



Map data © 2023 Imagery © 2023 , CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

RYAN KUEHL, CCIM

402.778.7545 | rkuehl@investorsomaha.com

RYAN ZABROWSKI, CCIM, SIOR, CRE

402.778.7557 | rzabrowski@investorsomaha.com

RJ NEARY, CCIM, SIOR, CRE

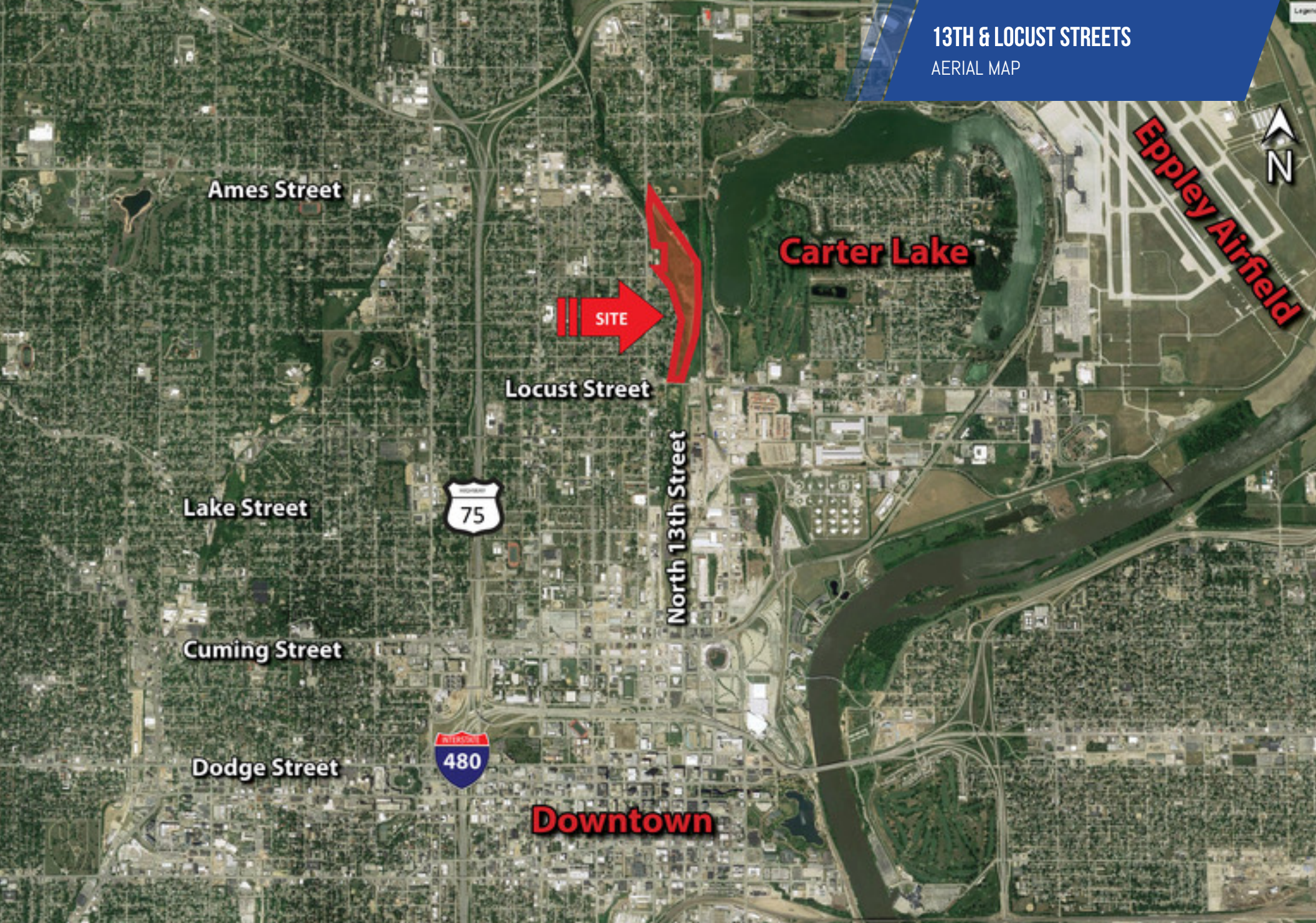
402.778.7535 | rjneary@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.



13TH & LOCUST STREETS

AERIAL MAP



RYAN KUEHL, CCIM

402.778.7545 | rkuehl@investorsomaha.com

RYAN ZABROWSKI, CCIM, SIOR, CRE

402.778.7557 | rzabrowski@investorsomaha.com

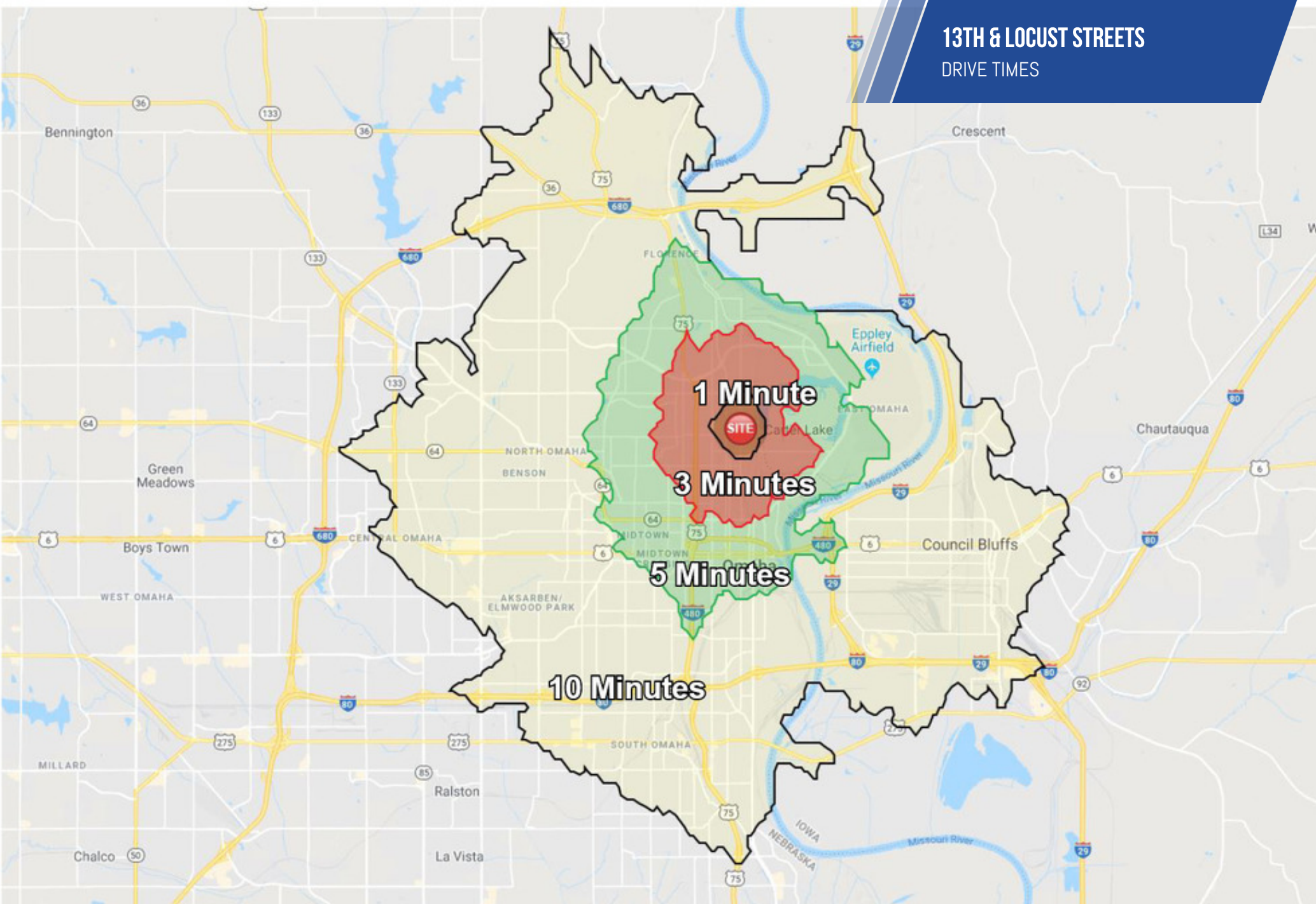
RJ NEARY, CCIM, SIOR, CRE

402.778.7535 | rjneary@investorsomaha.com



Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.

13TH & LOCUST STREETS DRIVE TIMES



RYAN KUEHL, CCIM

402.778.7545 | rkuehl@investorsomaha.com

RYAN ZABROWSKI, CCIM, SIOR, CRE

402.778.7557 | rzabrowski@investorsomaha.com

RJ NEARY, CCIM, SIOR, CRE

402.778.7535 | rjneary@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.

