

LAKEWOOD WEST

54th & Hwy 370 | Papillion, NE 68133



Contact Information

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WAKEFIELD**

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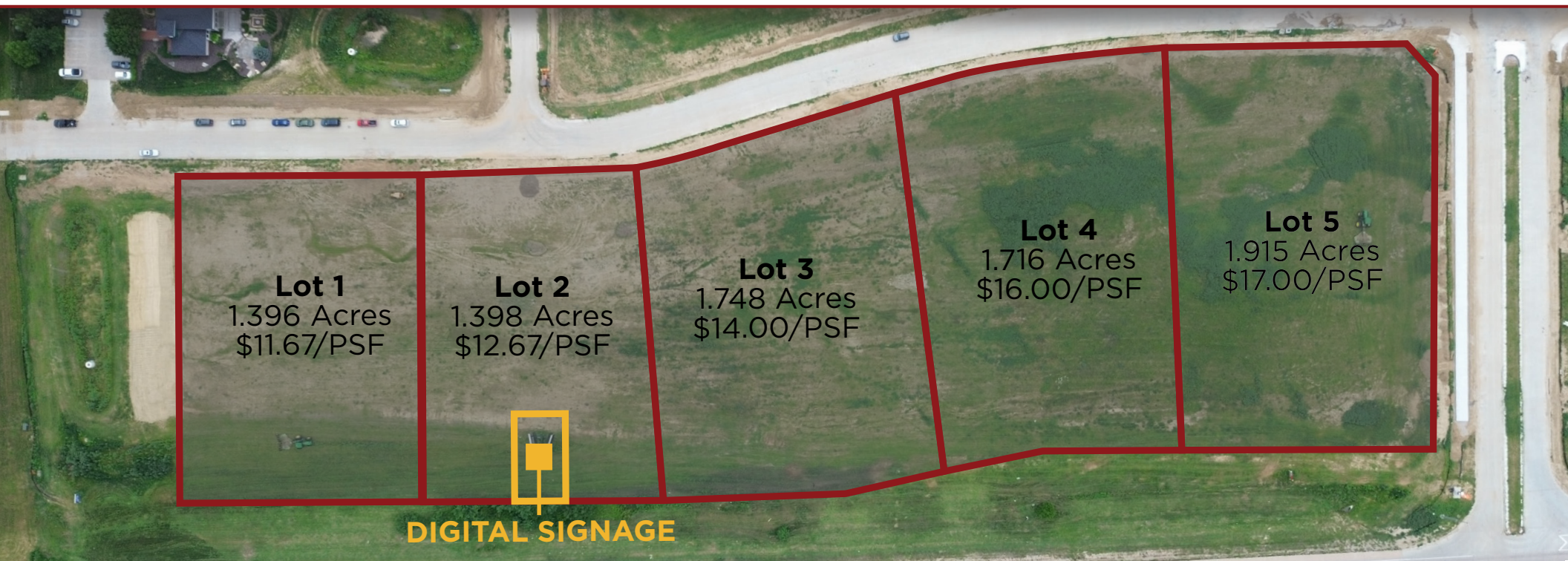
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PROPERTY DESCRIPTION

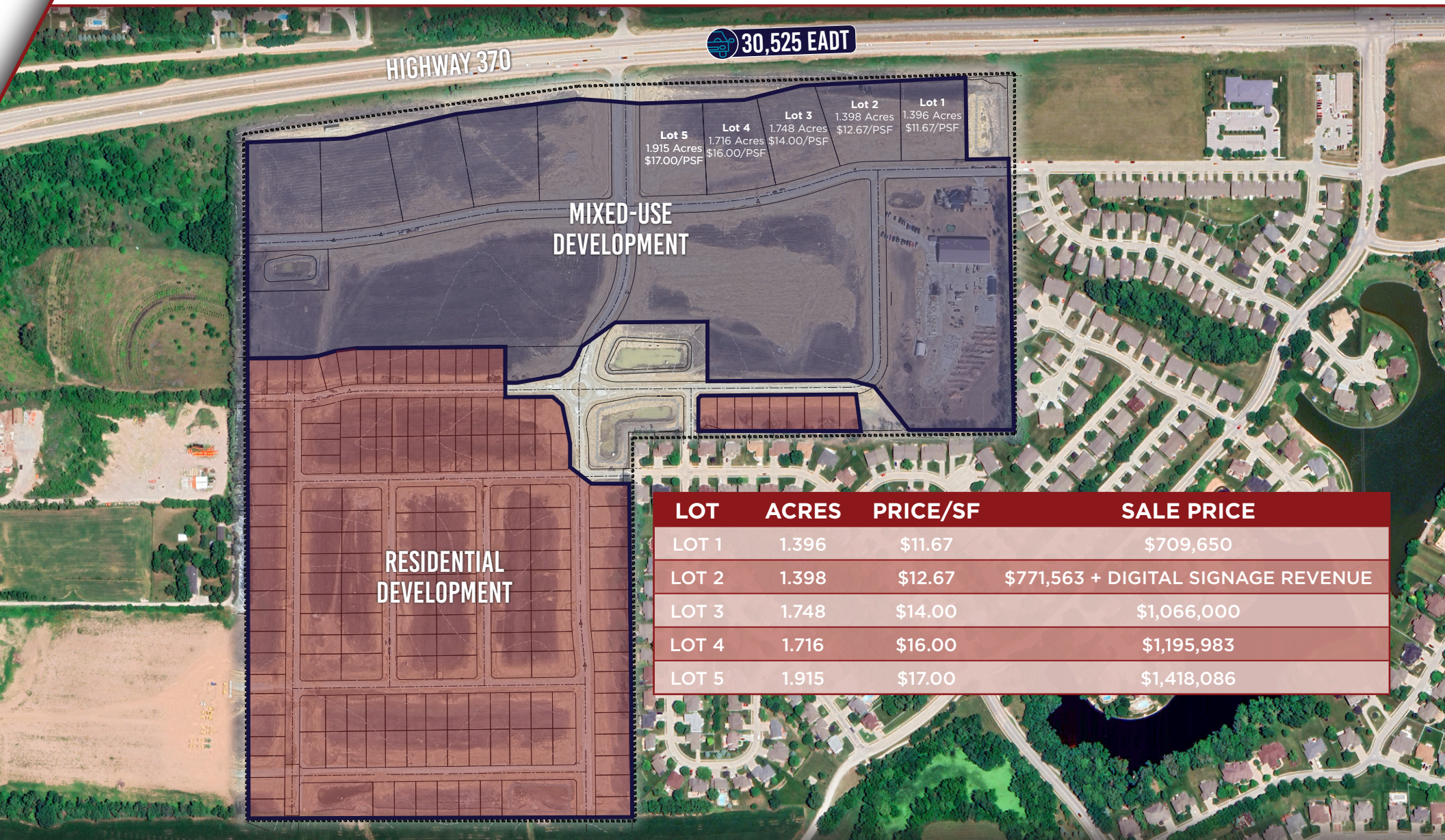
Positioned along the bustling Highway 370 corridor, this prime eight acre development offers unmatched visibility and immediate access to one of the region's busiest thoroughfares. Surrounded by rapid residential growth and a new mixed-use development, the site is perfectly poised to capture steady consumer traffic. With flexible site configurations and ample frontage, this location is ideal for a diverse mix of users—from fast-casual dining and service providers to boutique retailers and national brands. Existing digital signage along Highway 370 is an additional revenue source for lot 2.

PROPERTY HIGHLIGHTS

Sale Price:	\$5,161,292
Price PSF:	\$14.60
Price Per Acre:	\$680,149
Total Site Area:	8.17 AC
Zoning:	BG - General Business



SITE PLAN



At the Heart of Growth: Strategic Location Analysis (54th & Highway 370)



SHADOW LAKE TOWNE CENTER

A premier regional destination for shopping, dining, and community events located at the corner of Highway 370 and 72nd Street.

ESTABLISHED RETAIL & MIXED-USE HUBS

**2.2
MILES**

**3.7
MILES**



**4.5
MILES**

**6.0
MILES**

STRATEGIC SITE FRONTAGE

EADT HIGHWAY EXPOSURE

High visibility frontage along the primary east-west arterial connecting Papillion and Bellevue.

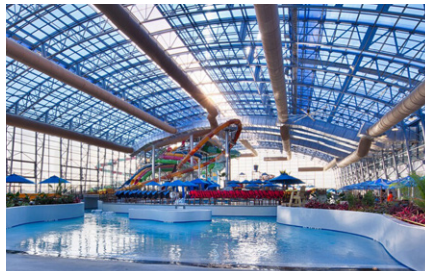
RAPID RESIDENTIAL EXPANSION

Positioned within the state's fastest-growing county with surrounding lot sales from \$11.87 PSF.



TOWER DISTRICT DEVELOPMENT

A new 120-acre urban neighborhood featuring walkable mixed-use retail, office, and diverse housing.



FUTURE BELLEVUE BAY WATER PARK

A major regional tourism driver and indoor/outdoor recreation destination slated for completion by 2027.



OFFUTT AIR FORCE BASE

The region's largest employer and a critical driver of local economic stability and housing demand.

PROPERTY PHOTOS



FOR MORE INFORMATION, PLEASE CONTACT:

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