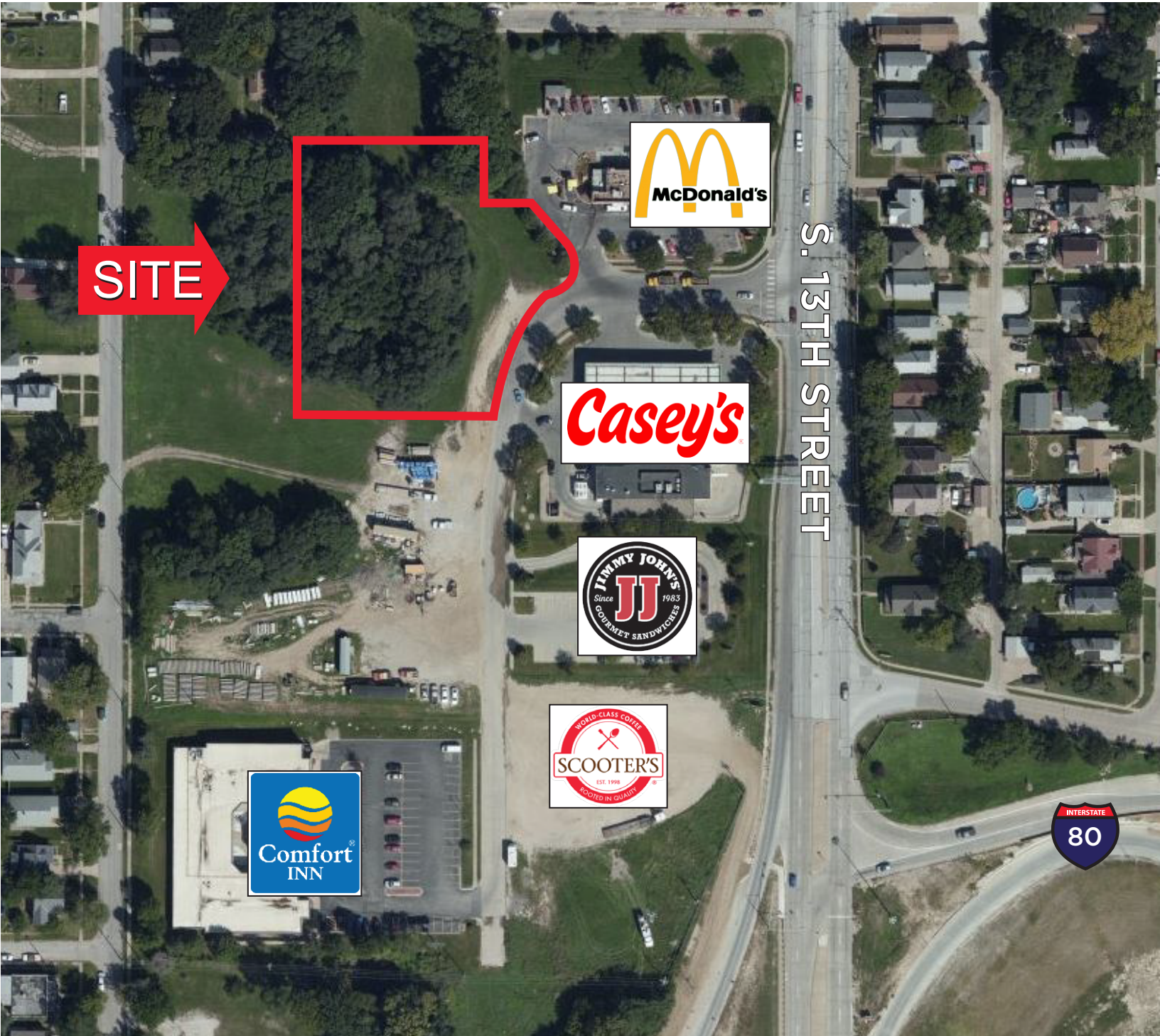


2772 S. 13TH COURT
OMAHA, NE 68108

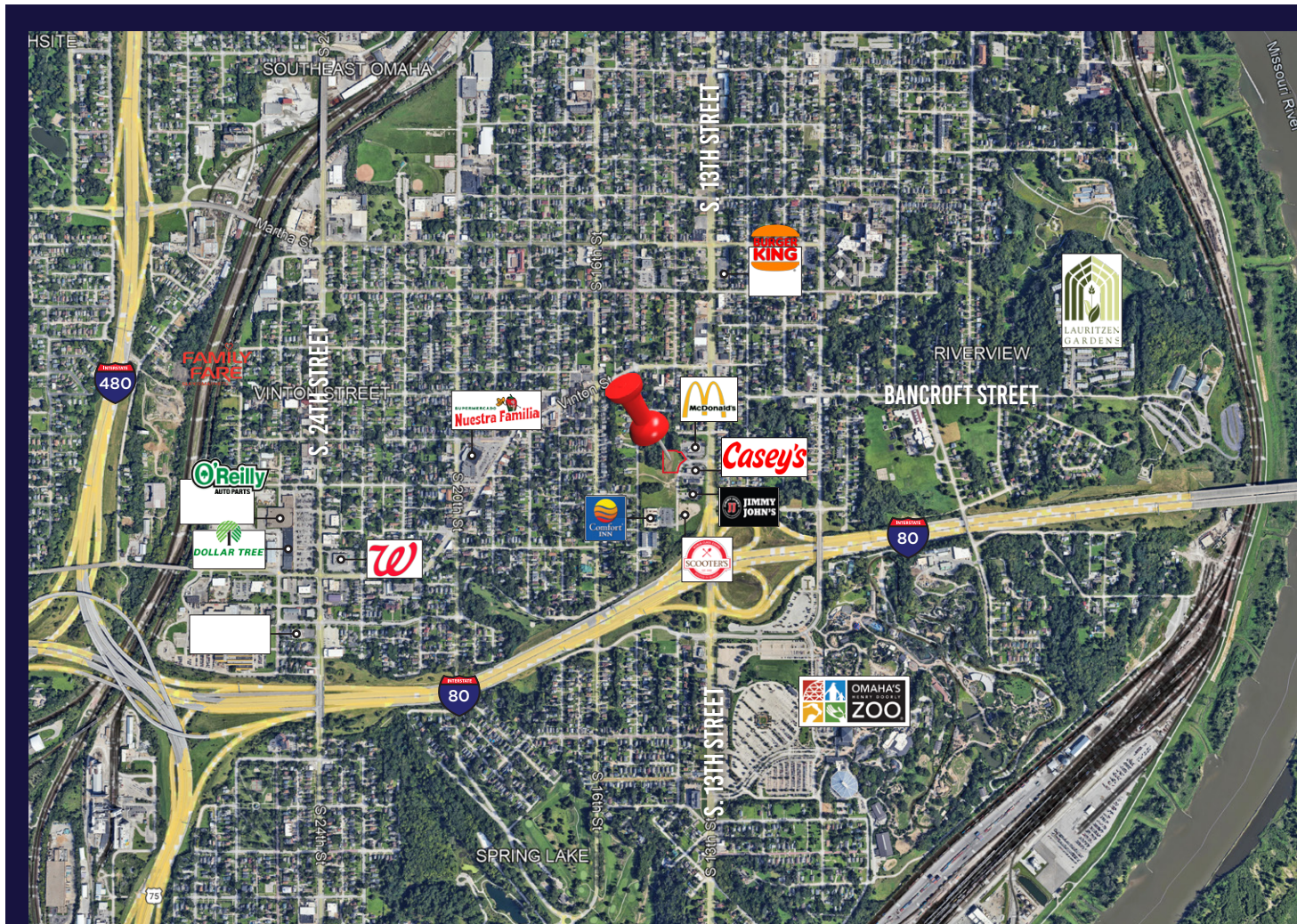


0.83 AC FOR SALE

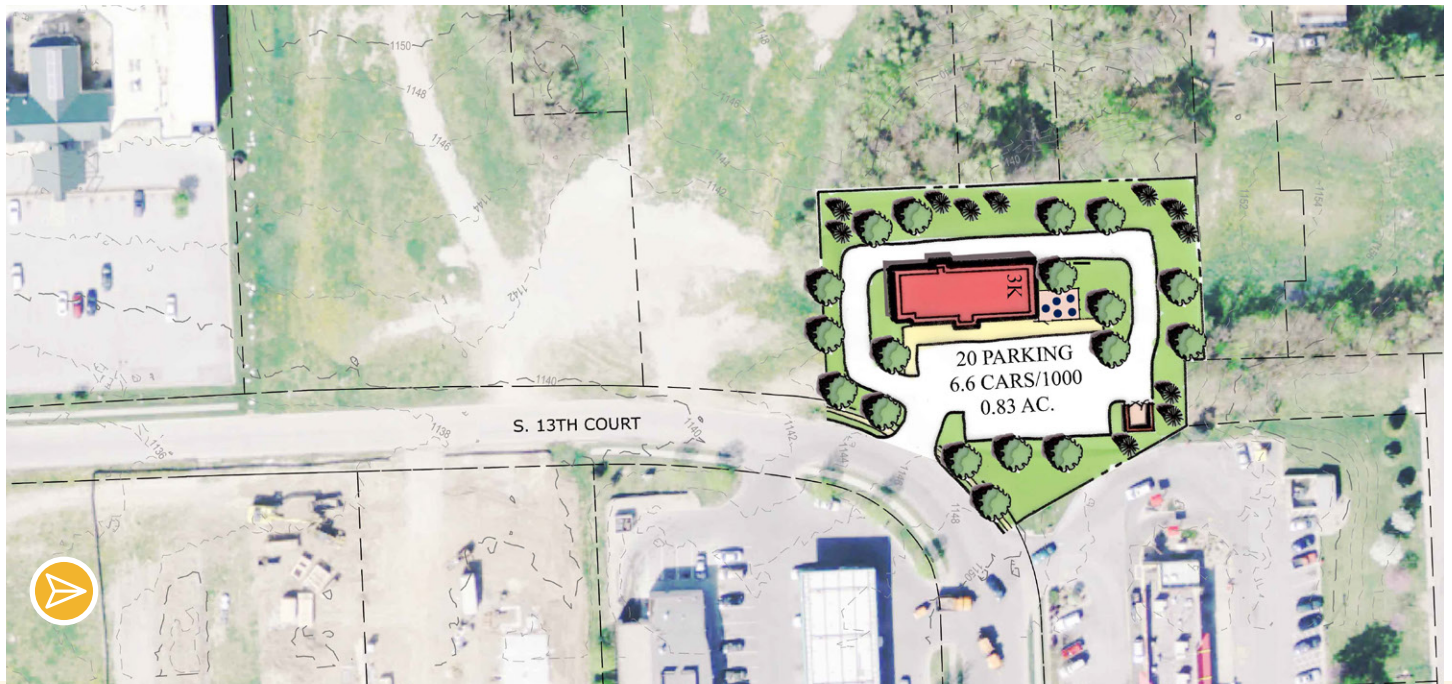
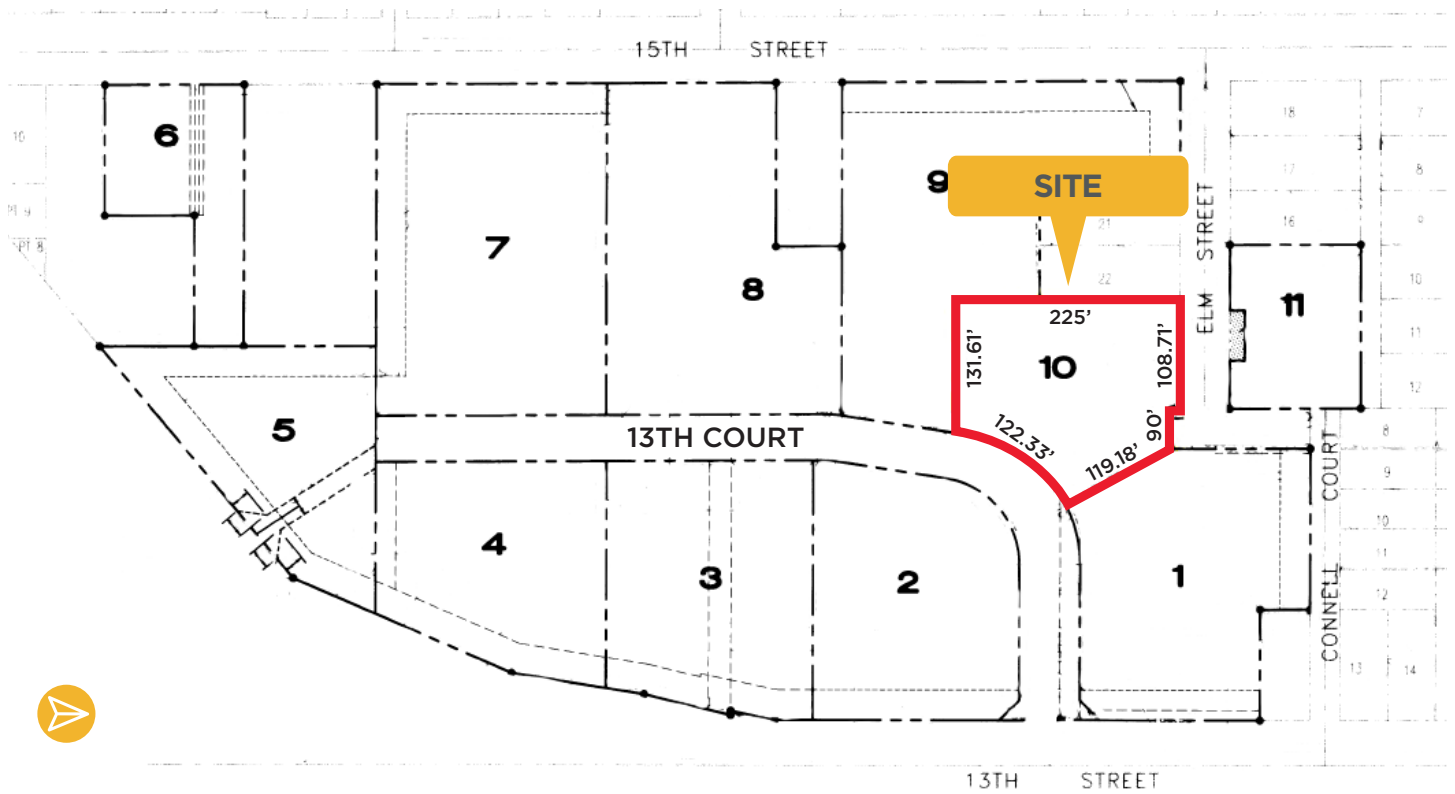
PROPERTY HIGHLIGHTS

36,558 SF (0.83 acres) of land for sale. Site is to be sold "As Is" and would be a perfect location for a C-store, restaurant or owner user commercial/office space. Area tenants include McDonald's, Jimmy John's, Bucky's Convenience Store and Comfort Inn. Located just off of I-80 on South 13th Street, near The Henry Doorly Zoo, with 1.1 million visitors annually, Lauritzen Gardens and the new development along North 13th Street in Downtown Omaha.

Sale Price:	\$292,500
Gross SF:	36,558 SF
Price Per SF:	\$8.00 PSF
Gross Acres:	0.83
Zoning:	Commercial
Lot Dimensions:	Irregular
Utilities:	To the site
Flood Plain:	No
Traffic Counts:	9,750 EADT (10th & Bancroft)



SITE PLAN



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