

FOR SALE

**Cimarron Grove****132nd & State Street / Omaha, NE****+/- 31.9 Acres of Land**  
**Sale Price: \$4,571,666**

+/- 31.9 acres of land available in Northwest Omaha. The property is ideal for an apartment community (400-unit site plan available), though alternative multifamily, church, or other civic uses are a possibility. The site is graded and has some improvements in place including utilities on site. Seller prefers to sell the entire property at once, but there are options to subdivide. Neighboring properties include A View on State, Alfonza David Middle School and The Players Club at Deer Creek. Located at the southwest corner of 132nd and State Street.

**\*Sold as individual parcels or as one**

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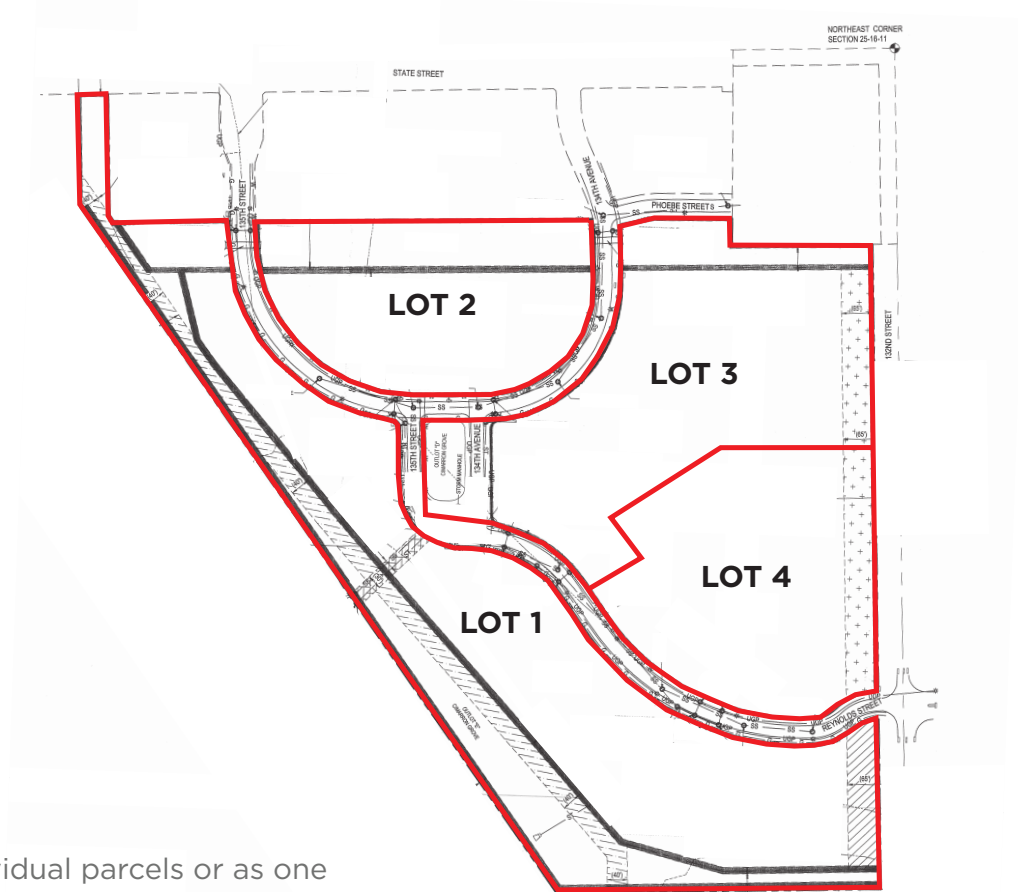
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Lot	Acres (min - max)	Price Per SF	Date Available
1	± 13.5	\$2.49	Immediately
2	± 4.9	\$5.25	Immediately
3	± 9.1	\$5.25	Immediately
4	± 4.4	\$5.25	Immediately
All Lots	± 31.9	\$3.29	Immediately

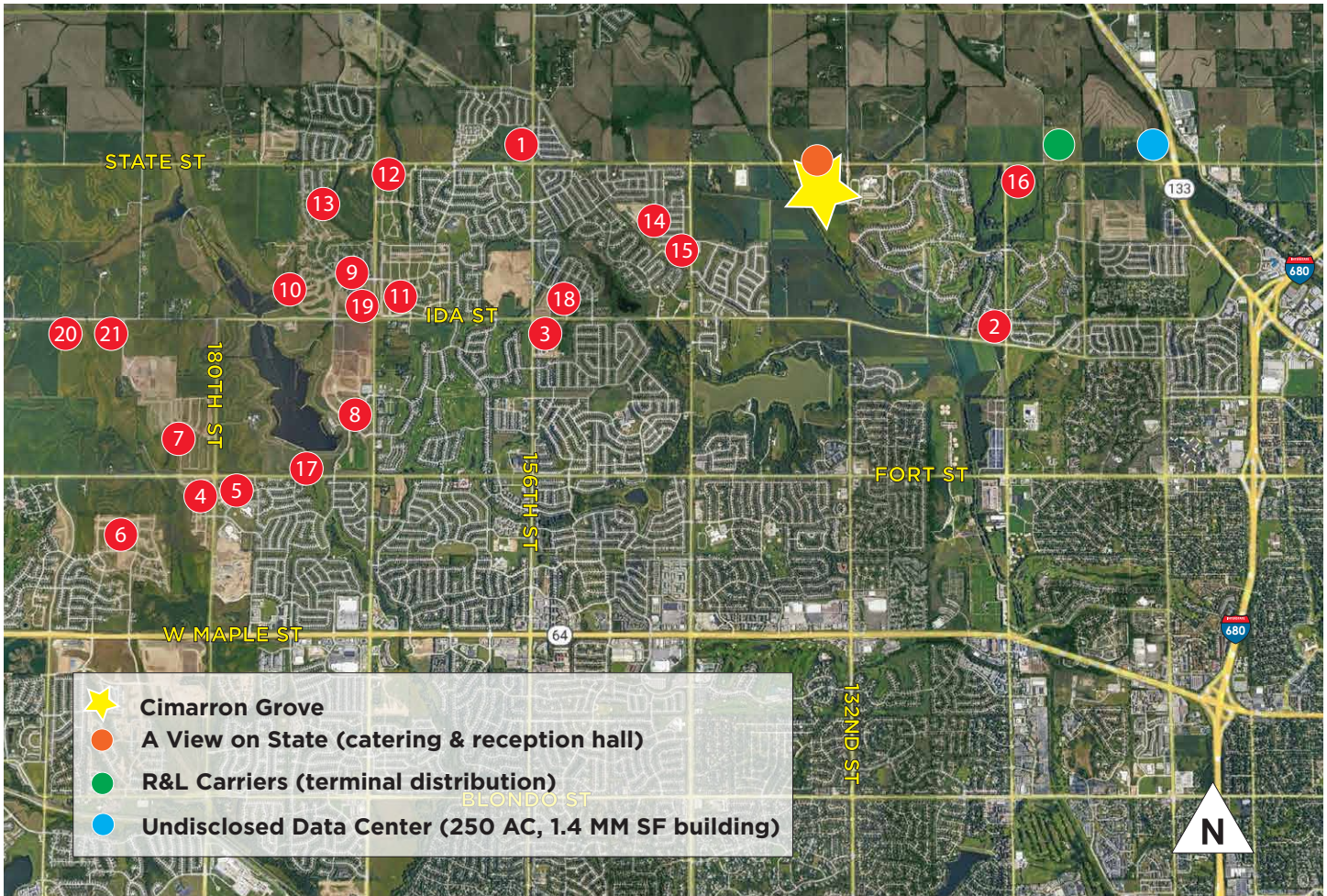
### Property Highlights

Sale Price	\$4,571,666 (All Lots)
Gross Acres	± 31.9
Price Per Acre	\$143,312
Gross SF	± 1,389,564
Price Per SF	\$3.29
Zoning	R6
Lot Dimensions	Irregular
Improvements	Rough graded
Utilities	In street
Flood Plain	Small portion of Lot 1

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## NW Omaha Residential Developments

1. TBD MF	+/- 205 UNITS	11. HIGHLAND HILLS	+/- 492 LOTS
2. DEER CREEK MF	+/- 100 UNITS	12. SUMMER HILL FARM	+/- 160 LOTS
3. VANTAGE AT STONE CREEK MF	+/- 294 UNITS	13. MAJESTIC POINTE PHASE II & III	+/- 150 LOTS
4. SAGEWOOD VALLEY PHASE I	+/- 129 LOTS	14. WOOD VALLEY WEST II	+/- 96 LOTS
5. SAGEWOOD POINTE	+/- 79 LOTS	15. WOOD VALLEY WEST	+/- 67 LOTS
6. INDIAN POINTE PHASE III	+/- 150 LOTS	16. DEER CREST	+/- 450 LOTS
7. WOODBROOK	+/- 400 LOTS	17. FLANAGAN POINTE	+/- 49 LOTS
8. PIER 15	+/- 88 LOTS	18. WATERFORD	+/- 40 LOTS
9. LAKEVIEW 168	+/- 300 LOTS	19. THE WESTLINE AT FLANAGAN LAKE	+/-237 UNITS
10. ANCHOR POINTE	+/-278 LOTS		

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