

SUGAR PLACE DEVELOPMENT LAND

NW CORNER OF 156TH & IDA STREET



BERKSHIRE
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PRIME 8-ACRE DEVELOPMENT SITE FOR SALE

Great opportunity to purchase approximately eight acres of development land in one of Omaha's fastest growing submarkets. The site is located directly north of Stone Creek Golf Course and near Westview High School, the newest high school in the Omaha Public School District. R-6 zoning gives the opportunity to take advantage of the growing need for housing and amenities in the area.

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PROPERTY DETAILS

Availability

| | |
|------------|-----------------|
| Sale Price | \$1,400,000 |
| Price/SF | \$4.00/PSF |
| Price/AC | \$174,628.91/AC |

Property Highlights

| | |
|-----------------------|----------------|
| Total Site Area (AC) | ±8.017 AC |
| Total Site Area (SF) | ±349,220.52 SF |
| Floor Plain | No |
| Traffic (156th & Ida) | 14,750 EADT |
| Zoning | R-6 |



POPULATION



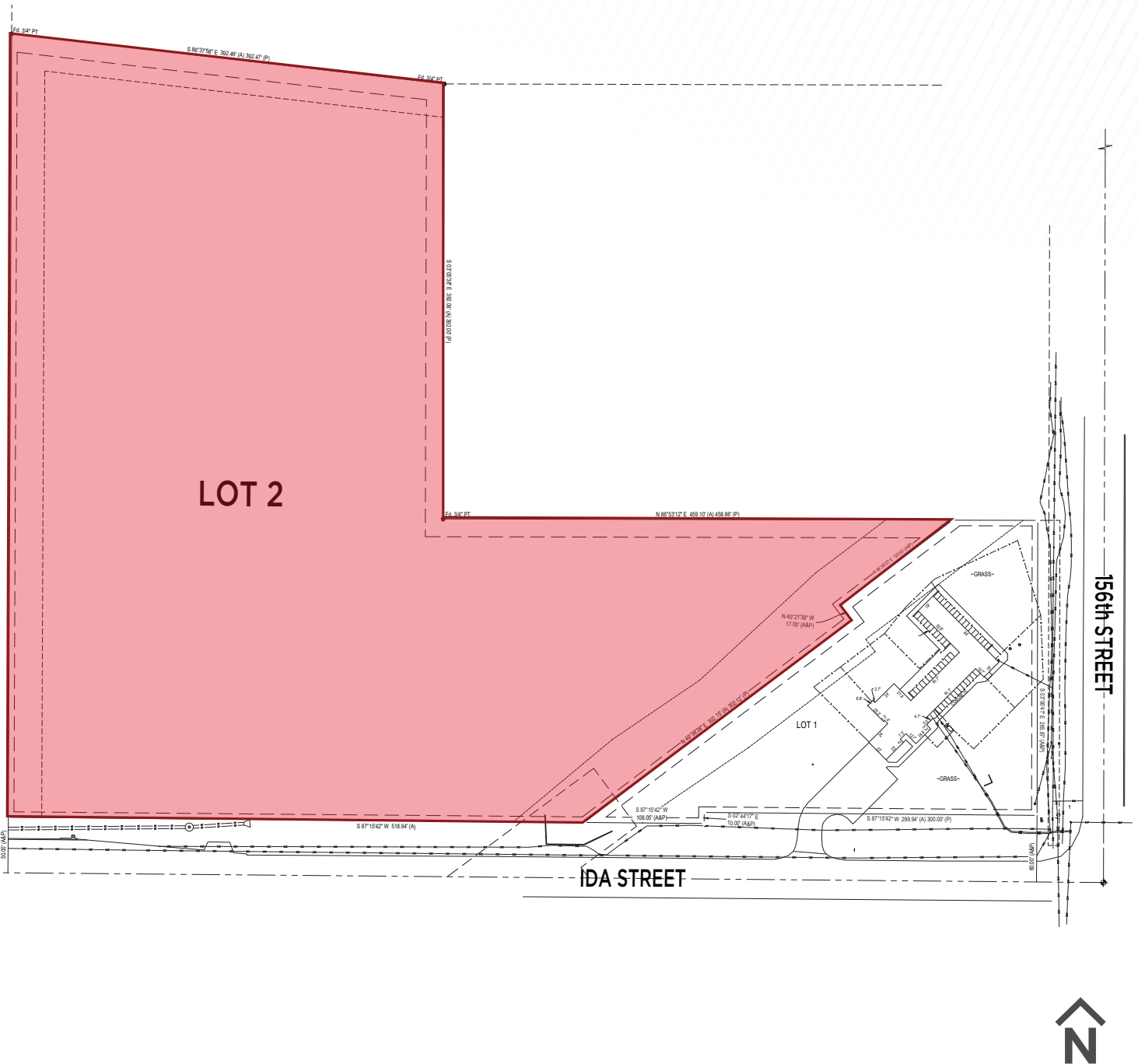
MEDIAN
HOUSEHOLD INCOME



NUMBER OF
HOUSEHOLDS

| | | | |
|----------------|---------|-----------|--------|
| 1 Mile | 10,598 | \$147,464 | 3,811 |
| 2 Miles | 59,894 | \$117,821 | 23,259 |
| 3 Miles | 139,716 | \$109,208 | 56,253 |

SITE PLANS



*Site plan is approximate and for illustration purposes only.



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SURROUNDING AREA



South East of Site



East of Site



Looking South East



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