

3410 SAMSON WAY

Bellevue, NE 68123

2.5 Acres of Development Land | For Sale



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LUNDCO.COM

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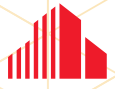
PROPERTY OVERVIEW

2.5 Acres of land ready for development located near 36th Street and Highway 370 in Bellevue, NE. Positioned just minutes away from Offutt Air Force Base, this site offers strong visibility and accessibility in a growing area surrounded by national anchors like Target and Bakers, along with a variety of national and locally owned restaurants and businesses. Friendly BG zoning allows a wide range of users including hotels, retail, offices, etc.

PROPERTY HIGHLIGHTS

Sale Price	\$980,100
Price/SF	\$9.00/SF
Total Site Area	2.50 Acres 108,900 SF
Zoning	BG - General Business





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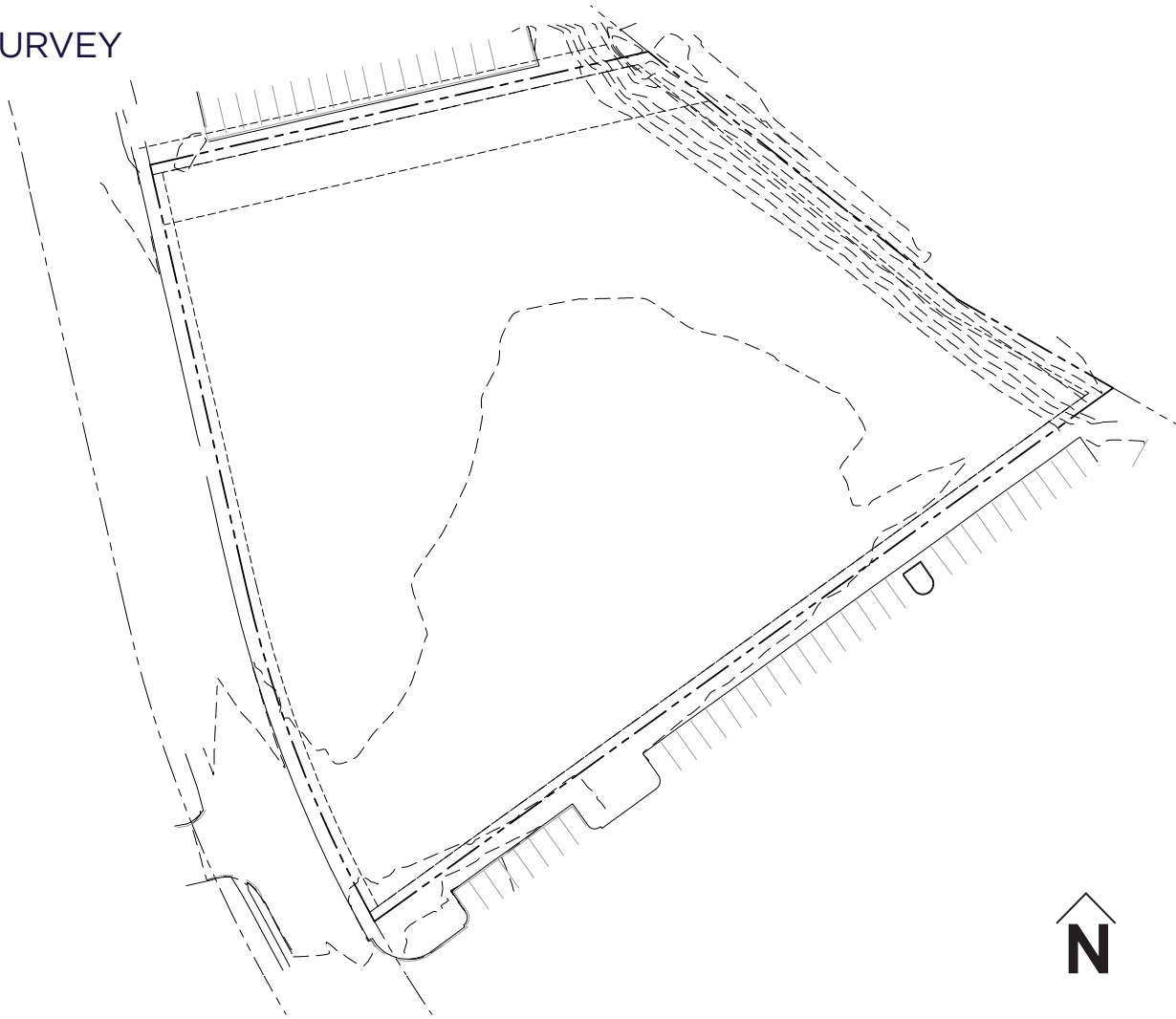
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SURVEY



NEIGHBORHOOD DEMOGRAPHICS

POPULATION



1 Mile	7,486
3 Miles	57,892
5 Miles	145,347

MEDIAN HOUSEHOLD INCOME



1 Mile	\$81,284
3 Miles	\$97,739
5 Miles	\$89,860

NUMBER OF HOUSEHOLDS

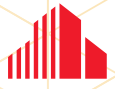


1 Mile	3,283
3 Miles	22,722
5 Miles	56,425



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