



**10 Acres of Land**  
**Sale Price: \$2,800,000**

Get involved early with this great commercial corner adjacent to Shadow Lake Town Center. This property is currently going through the development process. Located one-quarter mile south of Highway 370 on 72<sup>nd</sup> Street.

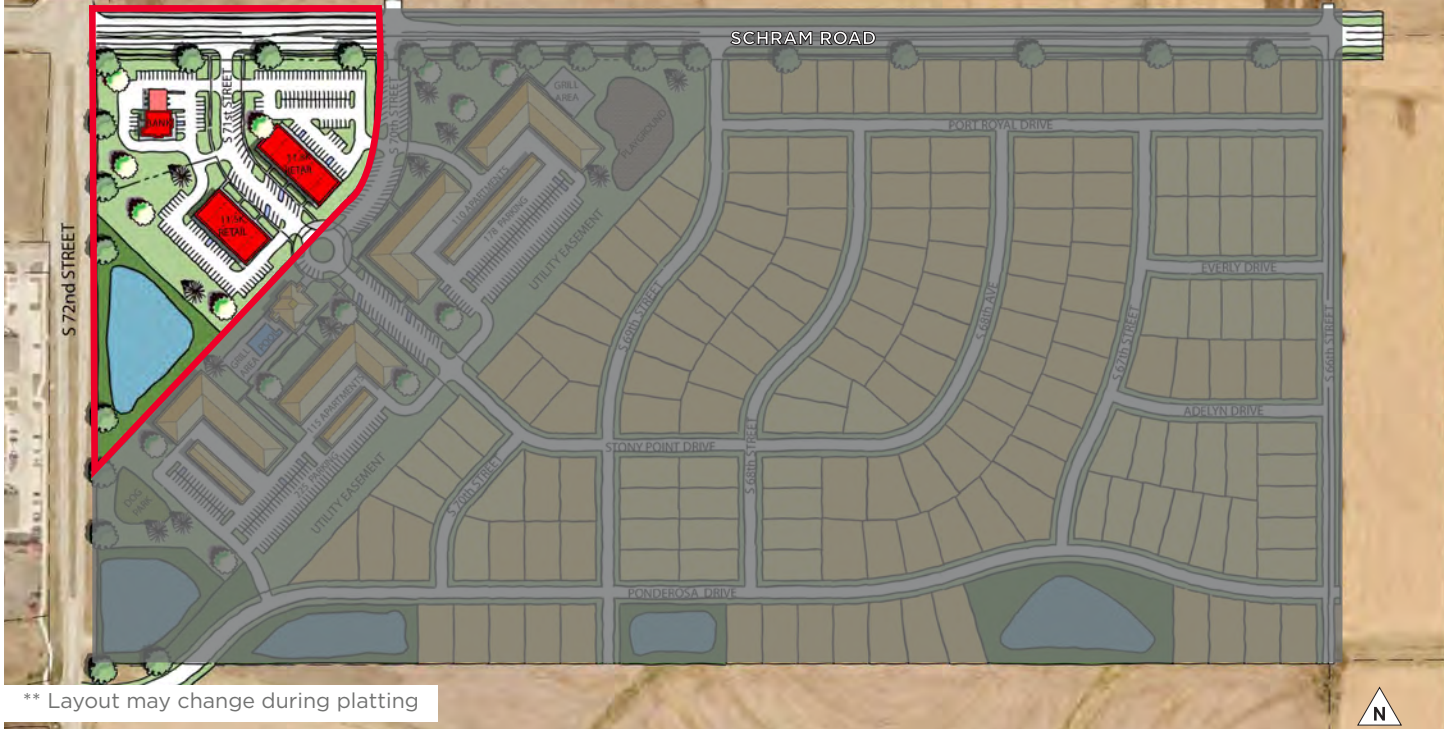
**Mark Palmer**  
Senior Associate, Land Specialist  
(402) 677 9706  
mpalmer@lundco.com

**Michael P. Earl**  
Principal  
(402) 548 4005  
mearl@lundco.com

450 Regency Parkway, Suite 200  
Omaha, NE 68114  
+1 402 393 8811  
**lundco.com**

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman & Wakefield Copyright 2019. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



\*\* Layout may change during platting

**Property Highlights**

Sale Price	\$2,800,000
Gross Acres	+/- 10 AC
Minimum Divisible	+/- 1-3 AC Lots
Price Per Acre	\$350,000
Price Per SF	\$8.00
Total Contiguous	Estimated at 10 AC
Zoning	MU
Utilities	Yes
Flood Plain	No
Traffic Counts	29,800 EADT (72 <sup>nd</sup> Street & Highway 370)

**Demographics**

	Population	Median HH Income	No. of Households
1-mile	6,748	\$82,762	2,671
3-mile	43,379	\$109,140	15,222
5-mile	116,862	\$94,324	42,803