

RETAIL or INDUSTRIAL

**BERKSHIRE
HATHAWAY** | Ambassador
HomeServices Real Estate

COMMERCIAL DIVISION

STRATCOM HQ ZONE - Hwy 75 & Stratcom HQ

12510— 12642 S 9th St, Bellevue, NE 68123



Exclusively Offered by

Michael J Blackmon

Commercial Division

Berkshire Hathaway HS | Ambassador Real Estate

(402) 981-7337

Mike.Blackmon@BHHSamb.com

PROPERTY DATA

12510— 12642 S 9th St, Bellevue, NE 68123

SITE DATA

| | |
|------------------------|--------------------------|
| Land Acres | 3.95 Acres |
| Land Area Sq Ft | 172,062 Sq Ft |
| Zoning | BG—General Business |
| Future Land Use | MH—Heavy Industrial |
| Gas | To Bldgs |
| Sewer | To Bldgs |
| Electric | To Bldgs |
| Storm Sewer | To Bldgs |
| Curb Cuts | Multiple |
| Parking | Approx 18,000 SF |
| Highway | Hwy 75 / Approx 6 blocks |
| Rail | UPRR borders property |
| Airport | Eppley-Omaha 23 minutes |
| Flood Plain | No |
| Tax ID | 010518029 / 010518126 |
| Taxes | \$11,863.84 |

BUILDING(S) DATA

| Building(s) | Bldg 1 | Bldg 2 | Bldg 3 |
|-----------------------|-------------------|---------------|---------------|
| Yr Built/Rem | 1956 | 1949/'69 | |
| Sq Ft AboveGrd | 6,359 | 1,056 | N/A |
| # Floors AG | 1 | 2 | N/A |
| Basement Type | Walk-Out | Y | N/A |
| Construction | ConcBlk Frame | | |
| Roof | Comp ShComp Sh | | |
| Use | Retail Hse/Office | | |
| Occupancy | Restaurant/Bar | | |
| Price | \$850,000 | | |
| Price/SF | \$135.80 | | |
| Price/SF Land | \$4.94 | | |
| Terms | Cash/Conventional | | |

\$850,000



HIGHLIGHTS

- ⇒ Main Bldg Main Fl—6,359 SF
- ⇒ Fin Bsmnt 4,645 SF—Walk-Out
- ⇒ Storage Bsmnt 1,623 SF—OHD
- ⇒ Full Bar & Kitchen (Not in use)
- ⇒ 12—Lot Lighting Poles
- ⇒ Formerly inside/outside entertain
- ⇒ 2nd bldg. former hse/office
- ⇒ Needs complete renovation
- ⇒ \$/SF is main blg/main floor only
- ⇒ \$135.80/SF
- ⇒ Across from NEW STRATCOM HQ Builings (\$1.3 B project)

PROPERTY DESCRIPTION/LOCATION/COVENANTS

3.95 Acres (2-parcels) located across from Offutt AFB, Ft Crook Rd @ Capehart Rd, East of Hwy 75. Property lies between the main entrance to Offutt AFB and the \$1.4 Billion STRATCOM HQ building, which will house during work hours 4,000 military and civilian employees, and will be operating 24/7. The property formerly included outdoor sports facilities, including sand volleyball, horseshoes, and many other competitive games. Indoors included a full bar and restaurant, pool tables, live entertainment, but has not been operated for some years. A UPRR line borders this property along the back, and a former spur adjoining N end of property has been removed.

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DEMOGRAPHICS

BERKSHIRE HATHAWAY | Ambassador Real Estate
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COMMERCIAL DIVISION

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HIGHLIGHTS

\$850,000

| | | |
|------------------------------|-----------------------|---------------------|
| PRICE: | | \$850,000 |
| PRICE / ACRE: | | \$215,190 |
| PRICE / SQ FT LAND: | \$ | 4.94 |
| PRICE / SQ FT BLDG 1: | \$ | 133.67 |
| | | |
| LAND SIZE / ACRES: | | 3.95 Acres +/- |
| LAND SIZE / SQ FT: | | 172,062 SQ FT +/- |
| | | |
| BUILDING 1 | Main Fl | 6,359 Sq Ft |
| | Basement | 6,359 Sq Ft |
| | Bsmnt Finished | 4,645 Sq Ft |
| | Total Finished | 11,004 Sq Ft |



DEMOGRAPHICS

[ALL DEMOGRAPHICS ARE PRIOR TO THE STRATCOM PLANNED OPENING 2019]

| Radius | 1-Mi | 3-Mi | 5-Mi |
|-------------------------|----------|----------|----------|
| Population (Civ) | 2,009 | 48,960 | 76,541 |
| Armed Forces | 236 | 2,277 | 2,844 |
| Households | 715 | 18,272 | 28,384 |
| Avg HHD Inc | \$80,117 | \$78,340 | \$82,630 |
| Med HHD Inc | \$58,736 | \$65,001 | \$68,158 |
| Annual Consumer | | | |

TRAFFIC COUNTS

| Collection Street | Cross Street | Cross St Dist/Dir | Traffic Volume | Count Year | Dist from Subject | Type |
|-------------------|-----------------|-------------------|----------------|------------|-------------------|---------|
| Fort Crook Rd S | Schilling Dr | 0.03 S | 30,729 | 2010 | 0.07 | MPSI... |
| Fort Crook Rd S | Schilling Dr | 0.12 S | 3,400 | 2016 | 0.11 | MPSI... |
| Capehart Rd | S 13th St | 0.07 NW | 27,100 | 2016 | 0.26 | MPSI... |
| Fort Crook Rd S | Schilling Dr | 0.46 S | 17,162 | 2010 | 0.44 | MPSI... |
| Capehart Rd | Fort Crook Rd S | 0.08 NW | 3,600 | 2014 | 0.46 | AAWDT |
| Capehart Rd | Kennedy Fwy | 0.13 E | 18,700 | 2014 | 0.52 | AAWDT |
| Kennedy Fwy | US Hwy 34 | 0.32 N | 22,800 | 2016 | 0.58 | MPSI... |
| Butler Blvd | Sac Blvd | 0.03 E | 12,500 | 2016 | 0.67 | MPSI... |
| Fort Crook Rd S | Capehart Rd | 0.34 N | 1,733 | 2016 | 0.72 | MPSI... |
| Marlee Dr | US Hwy 34 | 0.12 S | 31,210 | 2016 | 0.79 | MPSI... |

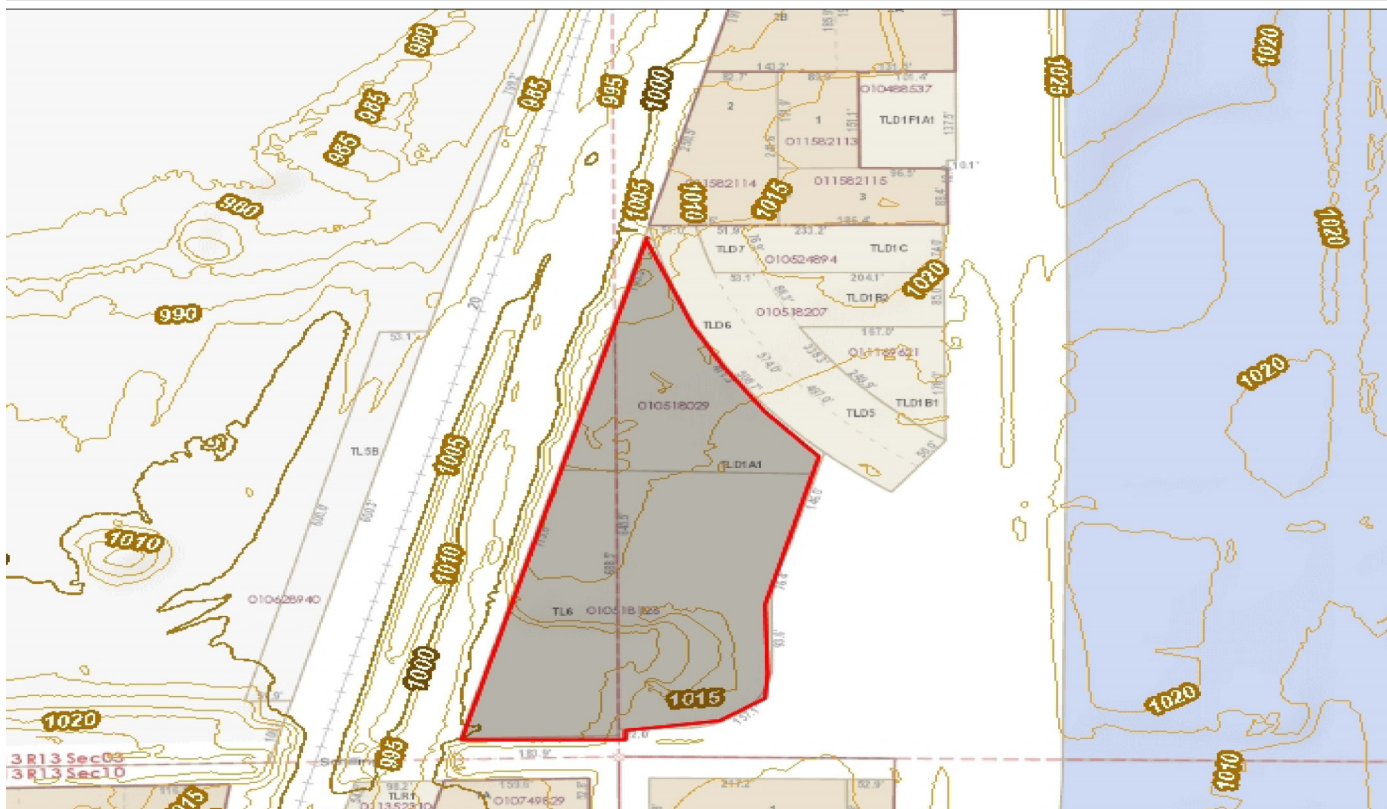
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\$850,000

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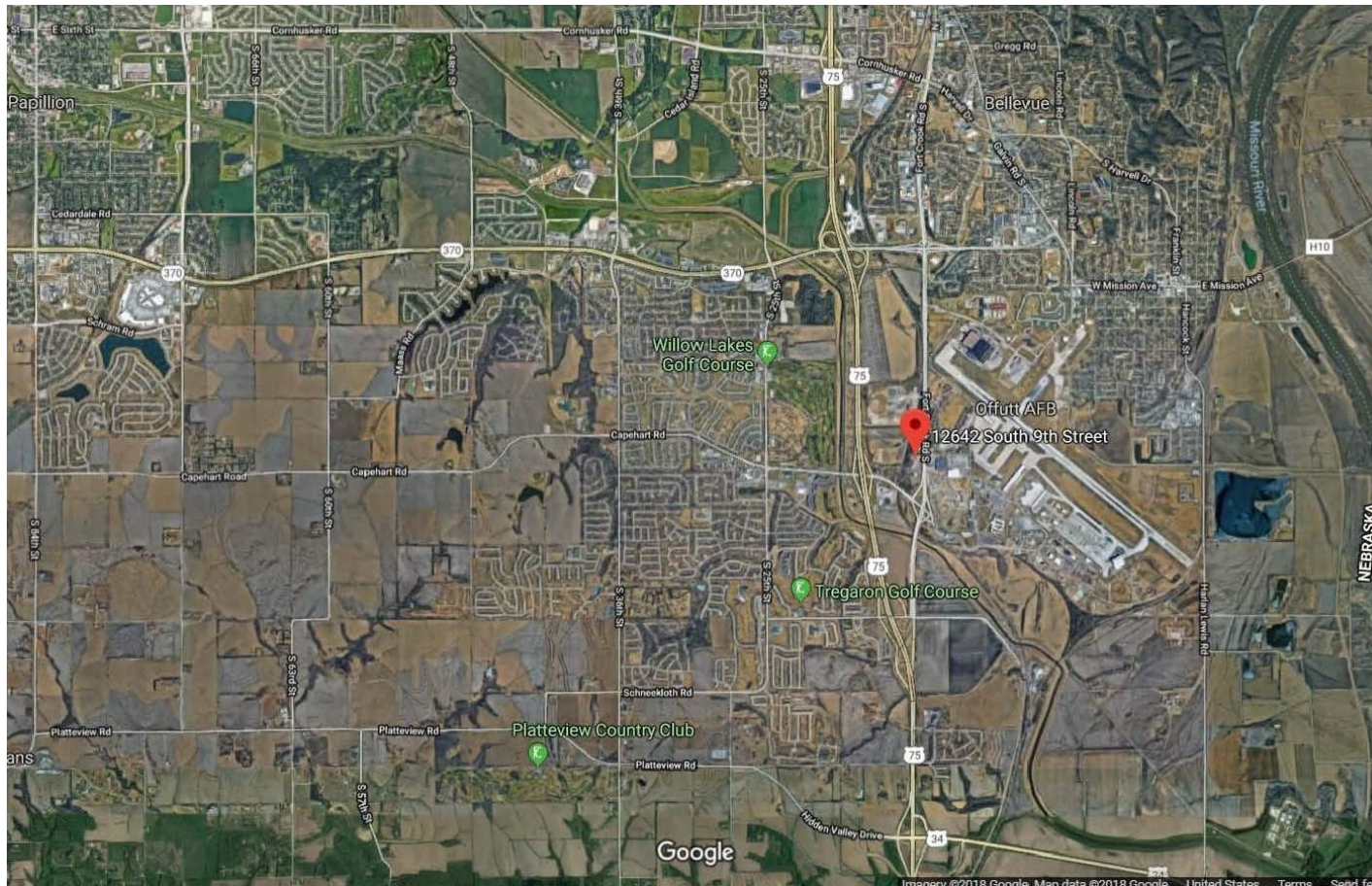
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AREA AERIAL VIEW

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\$850,000

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RPR TRADE AREA REPORT - ZIP CODE 68123

BERKSHIRE HATHAWAY | Ambassador Real Estate
HomeServices

COMMERCIAL DIVISION

12510— 12642 S 9th St, Bellevue, NE 68123

Bellevue, NE 68123

Trade Area Report



Criteria Used for Analysis

Income: Median Household Income **\$78,273**

Age: Median Age **31.5**

Population Stats: Total Population **31,665**

Segmentation: 1st Dominant Segment **Soccer Moms**

Consumer Segmentation

Life Mode
Family Landscapes
 Successful younger families in newer housing

Urbanization
 Where do people like this usually live?
 Suburban Periphery
 Affluence in the suburbs married couple-families larger commutes

| Top Tapestry Segments | Soccer Moms | Military Proximity | Home Improvement | Bright Young Professionals | Up and Coming Families |
|-------------------------|--|---|--|--|---|
| % of Households | 2,722 (23.3%) | 1,536 (13.2%) | 1,526 (13.1%) | 1,408 (12.1%) | 1,018 (8.7%) |
| % of Sarpy County | 11,887 (18.0%) | 1,643 (2.6%) | 5,483 (8.8%) | 5,597 (8.9%) | 2,979 (4.8%) |
| Lifestyle Group | Family Landscapes | Schools and Parks | Family Landscapes | Middle Ground | Ethnic Enclaves |
| Urbanization Group | Suburban Periphery | Suburban Periphery | Suburban Periphery | Urban Periphery | Suburban Periphery |
| Residence Type | Single Family | Townhomes Multi-Unit Rentals | Single Family | Multi-Units Single Family | Single Family |
| Household Type | Married Couples | Married Couples | Married Couples | Married Couples | Married Couples |
| Average Household Size | 2.96 | 3.34 | 2.86 | 2.4 | 3.1 |
| Median Age | 35.6 | 22.4 | 37 | 32.2 | 30.7 |
| Diversity Index | 48.3 | 65.2 | 63.4 | 65.4 | 72.4 |
| Median Household Income | \$84,000 | \$41,000 | \$87,000 | \$50,000 | \$84,000 |
| Median Net Worth | \$252,000 | \$10,000 | \$162,000 | \$28,000 | \$95,000 |
| Median Home Value | \$225,000 | - | \$174,000 | - | \$174,000 |
| Homeownership | 85.5 % | 2.8 % | 80.3 % | 44.1 % | 74.1 % |
| Average Monthly Rent | - | \$1,470 | - | \$1,000 | - |
| Employment | Professional or Management | Armed Forces | Professional or Services | Professional or Services | Professional or Services |
| Education | College Degree | Some College | College Degree | College Degree | College Degree |
| Preferred Activities | Go jogging, biking, target shooting, Visit theme parks, zoos | Join religious veterans' clubs, Own pets | Eat at Chili's, Chick-fil-A, Pottery, bead, Shop warehouse club, home improvement stores | Go to bars/clubs attend concerts, Eat at fast food, family restaurants | Visit theme parks, zoos, Confront for home and landscaping services |
| Financial | Carry high level of debt | Pay bills online | Invest conservatively | Own U.S. savings bonds, bank online | Hold student loans mortgages |
| Media | Shop, bank online | Watch ESPN, History Channel, Comedy Central | Watch DIY Network | Rent DVD's from Redbox or Netflix | Go online to shop, bank for entertainment |
| Vehicle | Own 2+ vehicles (primarily SUVs) | Own minivan, SUV | Own minivan, SUV | Own newer cars | Own late-model compact car, SUV |



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4/18/2018

This is PAGE 2 of the 18 Page RPR Commercial Trade Area Report for ZIP CODE 68123
 Balance of Report is available upon request.

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