

LAND FOR SALE:

DEER POINTE

11301 Davenport Street
Omaha, NE 68154
402.330.8000
www.investorsomaha.com

**INVESTORS
REALTY INC.**

23rd and Hwy 275 • Fremont, Nebraska

\$5.50 - \$13.00 psf | .90 Ac - 36.72 Ac



HIGHLIGHTS

- Join Menards, Walmart, Hobby Lobby, Taco Johns, Applebees and Hardees in this rapidly growing corridor
- Conveniently located just off of Highway 275
- Variety of lot sizes to accomodate any need
- Developed by:



AGENTS

BRIAN FARRELL (402) 778-7531
bfarrell@investorsomaha.com

BRIAN KUEHL (402) 778-7537
bkuehl@investorsomaha.com

TIM KERRIGAN, CCIM, SIOR (402) 778-7530
tkerrigan@investorsomaha.com



**CERTIFIED
PROPERTY
MANAGER***

*INDIVIDUAL MEMBERS

Information presented is deemed reliable and is subject to change.
Investors Realty, Inc. makes no warranties or guarantees regarding this information.

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Deer Pointe • E 23rd Street & Hwy 275 • Fremont, NE (E 23rd Street & Hwy 275)



\$5.50 - \$13.00 psf

Located at the intersection of two major highways providing heavy traffic and easy access. Walmart and Menards are located just across 23rd street. Level lots result in low site construction costs. Infrastructure in place - ready to build! Flexible lot sizes and affordable prices!

AGENTS

Brian Farrell	402.778.7531
Brian Kuehl	402.778.7537
Tim Kerrigan	402.778.7530

SITE DATA

Area **115.21 acres**
 Dimensions **Varies**
 Zoning **AG & GC**
 SID
 Traffic Ct **15,110 cars per day taken at E 23rd & Diers Pkwy Adjacent - Right Of Way**
 Gas **Adjacent - Right Of Way**
 Sewer **Adjacent - Right Of Way**
 Water **Adjacent - Right Of Way**
 Electric **Adjacent - Right Of Way**
 Storm Sewer
 Curb Cuts **TBD**
 Rail **N/A**
 Flood Plain **Not a special hazard flood zone (FEMA, 01/02/2008)**
 Legal **Lots 1 & 2, Block 2, Diers Second Addition; Lot 2 Block 1, Diers Second Addition; Lots 5 & 6, Block 2, Diers Third Addition; Lot 4, Block 2, Diers Third Addition; Lot 1, Block 3, Diers Third Addition; Lot 1, Block 4, Diers Third Addition; Lots 1, 3, & 4, Block 5, Diers Third Addition; Lot 5, Block 5, Diers Fourth Addition**

Remarks

FINANCIAL DETAILS

R.E. Taxes **Varies**
 Special Assmt **Paid by Seller**
 Remarks

COVENANTS/RESTRICTIONS

Easements **Those of Record**
 Covenants **Those of Record**
 Restrictions **Those of Record**

PARCEL	SIZE	PRICE
Lot 1	.90 Acres	\$13.00 psf
Lot 2	.90 Acres	\$13.00 psf
Lot 4	0.96 Acres	\$11.50 psf
Lot 11	1.16 Acres	\$7.00 psf
Lot 14	1.40 Acres	\$5.50 psf
Lot 15	1.39 Acres	\$7.50 psf
Lot 16	3.10 Acres	\$7.50 psf
Lot 18		
Lot 19		
Lot E		
Lot F		
Lot G		
Lot H		
Lot I		
Lot J		
Lot K		
Lot L		
Lot M		
Lot N		

Lots are conceptual - contact agent for details and pricing

SITE PLAN

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EXTENDED VIEW AERIAL

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PROPERTY IMAGES

23rd & Hwy 275 • Fremont, Nebraska

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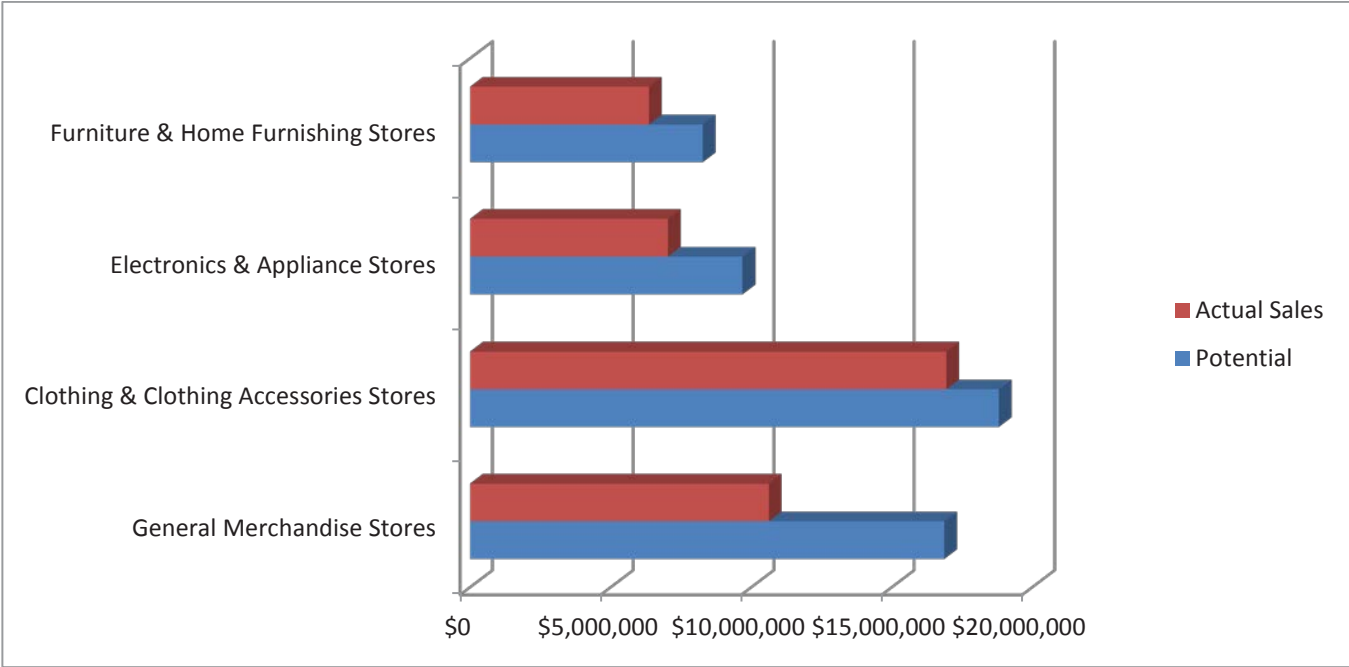
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Retail Surplus Analysis*	Potential	Actual
Furniture & Home Furnishing Stores	\$8,273,427	\$6,359,564
Electronics & Appliance Stores	\$9,688,303	\$7,035,823
Clothing & Clothing Accessories Stores	\$18,810,787	\$16,945,994
General Merchandise Stores	\$16,869,577	\$10,625,583

*Numbers based on Buxton Report dated January 3, 2014



DEMOGRAPHICS

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2018 DEMOGRAPHIC PROJECTION

	1 MILE	3 MILE	5 MILE
Population:	5,806	27,299	29,400
Avg. HH Income:	\$84,733	\$72,649	\$73,850
Total Households:	2,467	11,169	12,027



2023 DEMOGRAPHIC PROJECTION

	1 MILE	3 MILE	5 MILE
Population:	5,833	27,445	29,550
Avg. HH Income:	\$107,300	\$88,460	\$89,639
Total Households:	2,470	11,230	12,098

