



Southport Parkway & Giles Road | La Vista, NE 68128

Just off I-80 at the Giles Road Exit

\$11-15 PSF

Property Features

- Join PayPal and Securities America in this 100-acre retail/office development
- 1.17 to 4.93 acre continuous sites available for sale, lease, or build-to-suit
- Available for retail, office restaurants and service businesses
- C-3 zoning (commercial highway)
- Traffic Count: 25,000 vehicles per day

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STATUS	LOT #	ADDRESS	SIZE	PRICE	PRICE PER LOT
Available	3	Southport East Replat 6	1.84 Acres	\$12.00 / SF	\$960,756
Available	5	Southport East Replat 6	2.95 Acres	\$15.00 / SF	\$1,924,920
Available	1	Southport East Replat 9	2.79 Acres	\$11.00 / SF	\$1,335,598
Available	4	Southport East Replat 9	2.14 Acres	\$13.00 / SF	\$1,212,601
Available	2	Southport East Replat 14	1.17 Acres	\$9.50 / SF	\$484,167

Surrounding Area

Southport East is located in the Omaha suburb of La Vista, one of the fastest growing municipalities in the state of Nebraska. La Vista is part of Sarpy County, Nebraska's fastest growing county. The 237-acre Southport development area is located at the entrance to La Vista along Giles Road, known as the "Gateway Corridor."

The eight-county Omaha Metropolitan Statistical Area had a 2018 population of 188,418. The City of Omaha's population is 434,353. Omaha is a great place for business with a strong economy, low cost of living and a highly skilled workforce. Five Fortune 500 companies are headquartered in the city. The population within a

60-mile radius of downtown Omaha exceeds 1.2 million.

The I-80 corridor through La Vista and the rest of Sarpy County is growing rapidly. In addition to a large number of new roof tops in the surrounding area, the I-80 corridor is where much of Omaha's growth is taking place. In the past few years, several jobs have been added along the booming corridor, which will provide Southport East businesses with a steady supply of customers. The Southport East development includes Southport Shopping Center, Casey's General Store with additional retail space, a 120-room Hampton Inn and Suites, Pinnacle Bank, My Place Hotel, Burger King, Runza, Jimmy John's and other

restaurants and retailers. Several office projects are either open or scheduled to open including PayPal, Inc. (over 3,000 employees currently), Securities America more than doubled its original 87,000 sq.ft. headquarters building to accommodate its rapid growth. Directly adjacent to Southport East, the Southport West development includes a 128,000 square foot Cabela's Super Store, an Embassy Suites and Courtyard by Marriott. Connected by the 80,000 sq. ft. La Vista Center, an 8-screen Alamo Draft House is complemented by approx. 34,000 sq. ft. of small shops and a 10,000 sq. ft. Boot Barn. A 154,000 sq. ft. Costco opened in 2016.

2018 DEMOGRAPHIC PROJECTIONS

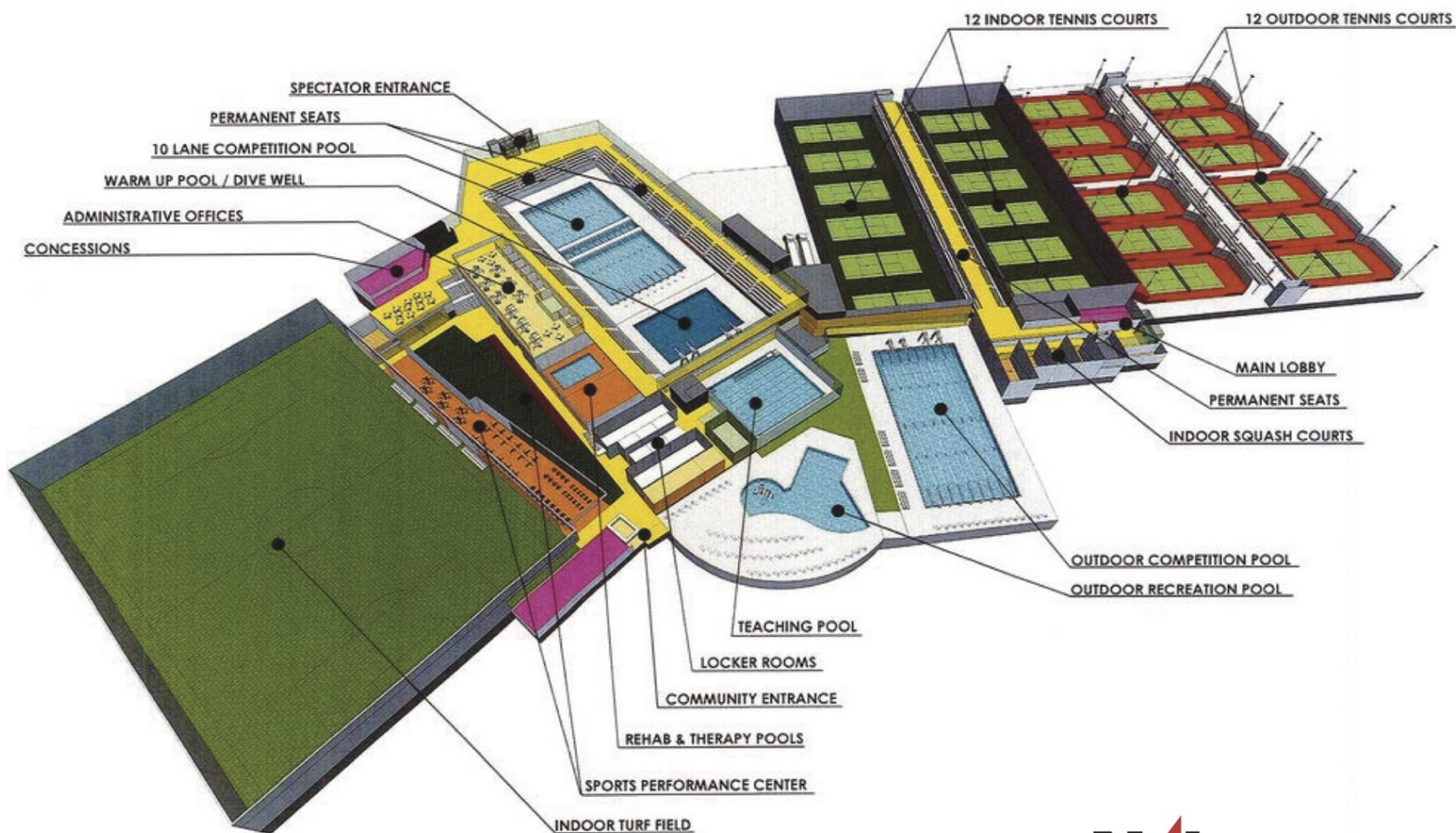
Demographics	1 Mile	3 Miles	5 Miles
Total Population:	3,244	164,772	188,418
Total Households:	1,520	26,681	73,577
Average HH Income:	\$82,919	\$84,453	\$94,385

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Nebraska Multisport Complex

The Nebraska Multisport Complex site, encompassing approximately 184.25 acres of land, is planned for construction nearby Southport East, promising a significant increase in customer activity and higher traffic counts with an estimated 1.2 million visitors per year.



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