

**SITE FOR LEASE**

Starting Asking Price:

\$24.00

per square foot

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Commercial Site in Fastest Growing County in Nebraska

Located in Papillion's Tower District,
at the NWC of 84th Street & Highway 370

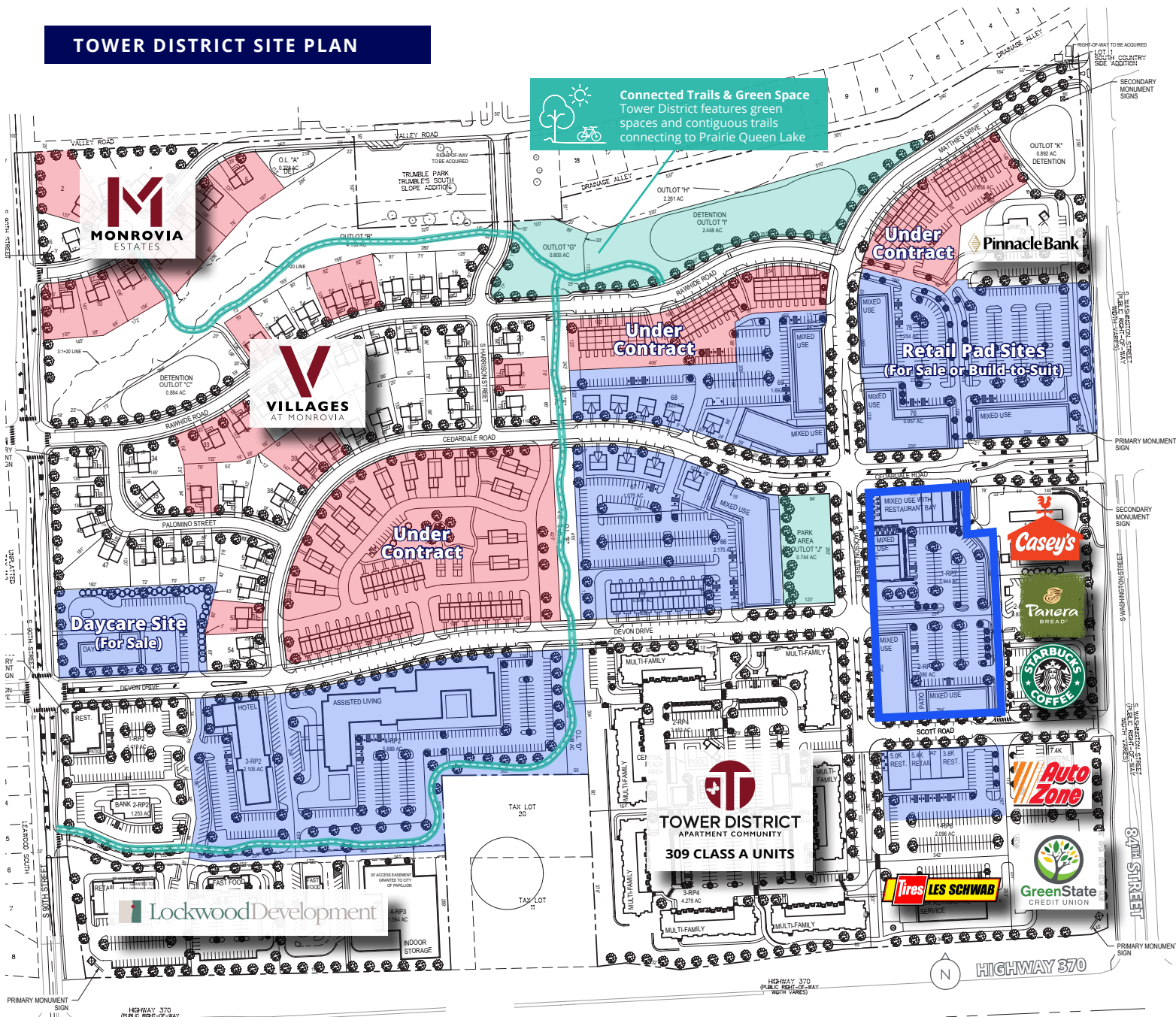
Site highlights:

- 6.5-acre site
- Office and retail options possible
- Drive-thru end-cap potential

The Tower District is located on the northwest corner of the intersection of 84th Street and Highway 370, a high-volume intersection that is located approximately one mile south of Downtown Papillion, in an area experiencing significant new development.

This prime site contains rolling hills and the iconic, butterfly adorned Papillion Water Tower, a symbol of highpoint that can be seen for miles. Visit towerdistrictpapillion.com for complete details.

TOWER DISTRICT SITE PLAN



309
PLANNED APT UNITS

70+
SINGLE-FAMILY LOTS

70+
EST. TOWNHOMES

200,000
PROPOSED SF OFFICE

52,654
3-MILE POPULATION



The Tower District creates a charming, walkable urban neighborhood, “a city within a city,” where people will want to live, work and play. It has an established goal of encouraging a variety of household types and income levels within the neighborhood, from millennials, young professionals, and families to empty nesters, retirees, and seniors. Residential options will range from apartments, “missing middle” typologies, and townhomes to cottage homes, village homes, and estate homes. These are interconnected by a robust mobility network equally serving the needs of pedestrians, bicyclists, and vehicles. To compliment the residential and commercial offerings, the neighborhood is interspersed with a network of plazas, greenspace, parks, natural greenways, and trails, all designed to encourage outdoor activity within the neighborhood.

Papillion. You're in great company.

BUSINESS PARTNERSHIP

- Lowest city tax levy in the metro area
- No restaurant tax
- Clearly defined building and design standards
- Commercial plan reviews completed within 2 to 4 weeks
- Courtesy plan reviews prior to building permit application
- Single family residence plan reviews completed within 5 to 7 business days

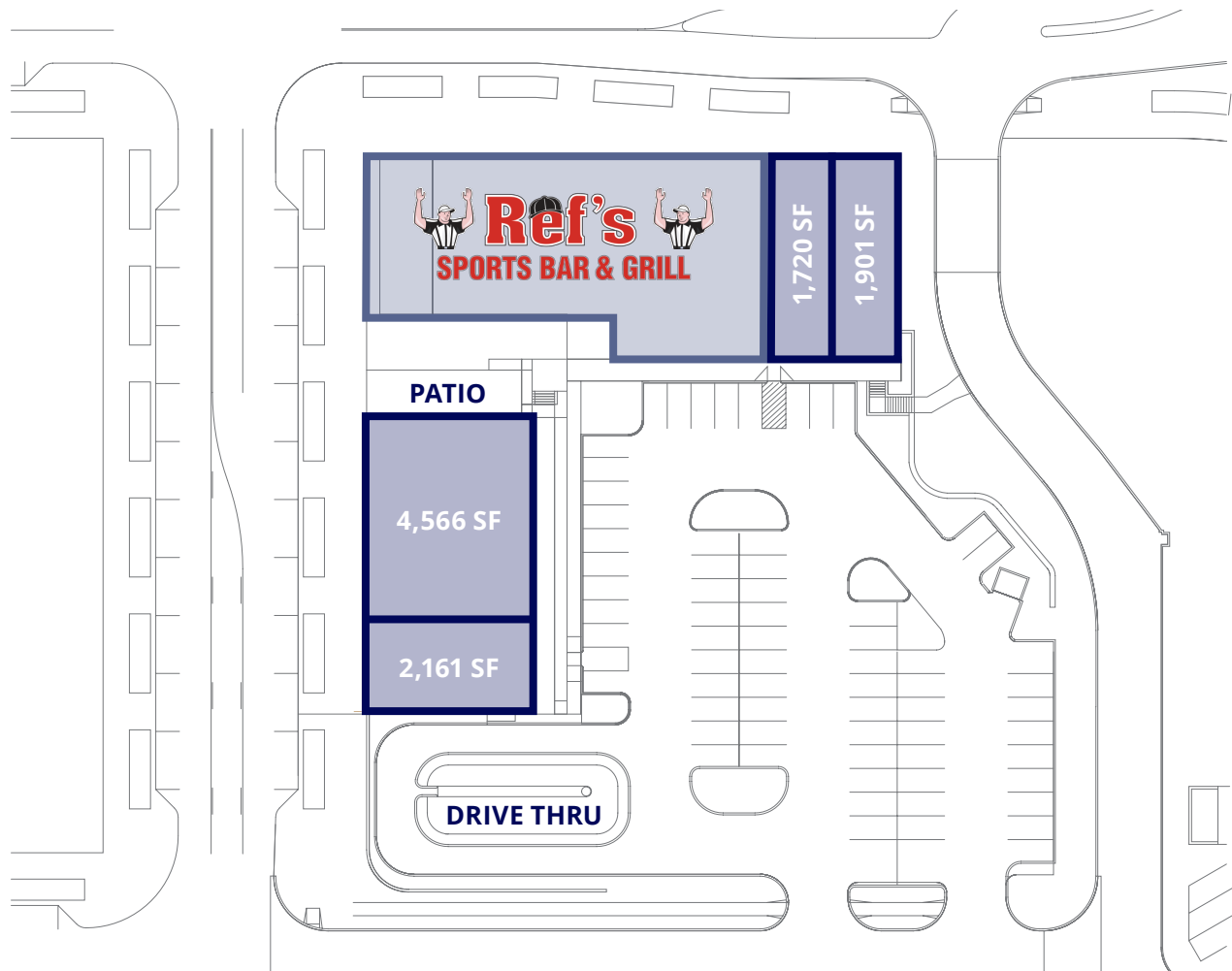
NATIONAL RECOGNITION

- Named to Money Magazine's Best Places to live seven consecutive times
- Voice of the People award winner for Built Environment
- Business Week's #1 Best Place to Raise Kids
- Livability.com's #1 Best Small Town in America
- Business Week's #2 Best Affordable Suburb in the Country

BUSINESSES WITH SIGNIFICANT PRESENCE IN PAPILLION:



DEMOGRAPHIC INFO		1-mile	3-mile	5-mile	Omaha MSA	State of Nebraska	United States
	2024-2029 Population Growth %	3.7%	2.7%	1.6%	0.7%	0.5%	0.5%
	2024-2029 Household Growth %	20.3%	15.5%	9.7%	4.2%	2.8%	2.5%
	2024-2029 Median Household Income Growth %	23.8%	26.2%	28.4%	1.9%	1.9%	1.9%
	Any College (Some College or Higher)	75.9%	79.1%	75.1%	70.3%	67.3%	63.8%
	College Degree+ (Bachelor Degree or Higher)	41.6%	46.7%	41.4%	39.5%	34.8%	36.1%
	Unemployment Rate	2.4%	2.2%	2.3%	2.2%	2.0%	2.9%
	Owner-Occupied Median Home Value	\$273,934	\$323,118	\$296,476	\$266,721	\$232,439	\$320,872
	Renter-Occupied Median Rent	\$1,004	\$1,083	\$1,051	\$923	\$826	\$1,127



CONTACT US

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Colliers Nebraska

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Intersection 84th & Cedardale Road

Submarket Sarpy East

Zoning Mixed-Use

Price \$24.00 PSF

Operating Type NNN

Available 6,727 SF (South Building)

3,621 SF (North Building)

Traffic Counts 33,000 VPD

Utilities To site

SID Information Call Broker

Property Taxes Call Broker

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