



Mixed Use Development

NEC 114th Street & Highway 370 | Papillion, NE 68046

\$6.00-\$17.00 PSF

Property Features

- For sale or build-to-suit, streets & utilities installed, ready to build
- Retail, grocery and office pad sites available
- Located in fast growing Papillion off S 114th & HWY 370
- Across from Papillion-La Vista South High School
- Just east of Werner Park, Minor League Baseball Stadium
- Over 1,500 platted home sites within 1.25 mile radius

12915 West Dodge Road
Omaha, NE 68154
402 255 6060
nainpdodge.com

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Senior Vice President, CCIM
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Granite Falls Development



Site Data

Area	32.08 AC
Dimensions	Varies
Zoning	M.U.
SID	315
Traffic Count	69,500 VPD
Gas	In R.O.W.
Sewer	In R.O.W.
Water	In R.O.W.
Electric	Yes
Storm Sewer	Yes
Flood Plain	No
Legal	Varies
Remarks	Located in Papillion zoning jurisdiction

Financials

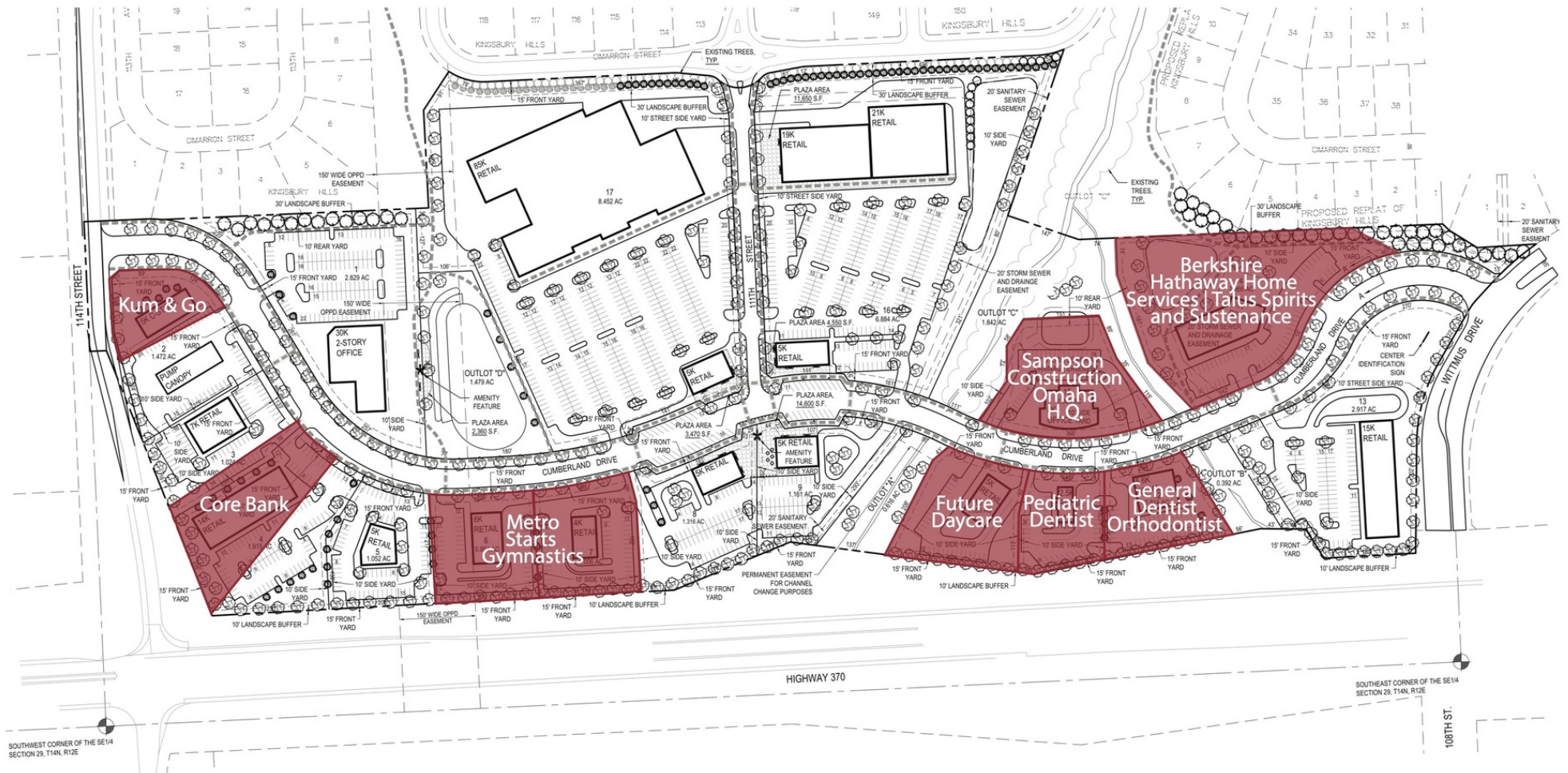
Real Estate Taxes	Varies
Special Assesment	Paid by seller
Remarks	Ready to Build

Covenants

Easements	Those of record
Covenants	Those of record
Restrictions	Those of record

Demographics

Demographics	1 Mile	3 Miles	5 Miles
Total Households	836	11,863	49,492
Total Population	2,133	31,573	127,438
Average HH Income	\$95,551	\$104,273	\$93,441



Granite Falls Development

114th STREET

HIGHWAY 370

Kum & Go

Lot 1
123,274 SF
\$11/SF

Lot 17
368,082 SF
\$6/SF

Lot 16
299,692 SF
\$6/SF

**Berkshire Hathaway Home
Services | Talus Spirits
and Sustenance**

**Sampson
Construction Co.**

Lot 3
44,431 SF
\$14/SF

Lot 9
50,529 SF
\$14/SF

Lot 13
127,064 SF
\$17/SF

Core Bank

**Lot 2,
Replat 2**
76,142 SF
\$14/SF

**Metro Stars
Gymnastics**

Lot 8
57,499 SF
\$14/SF

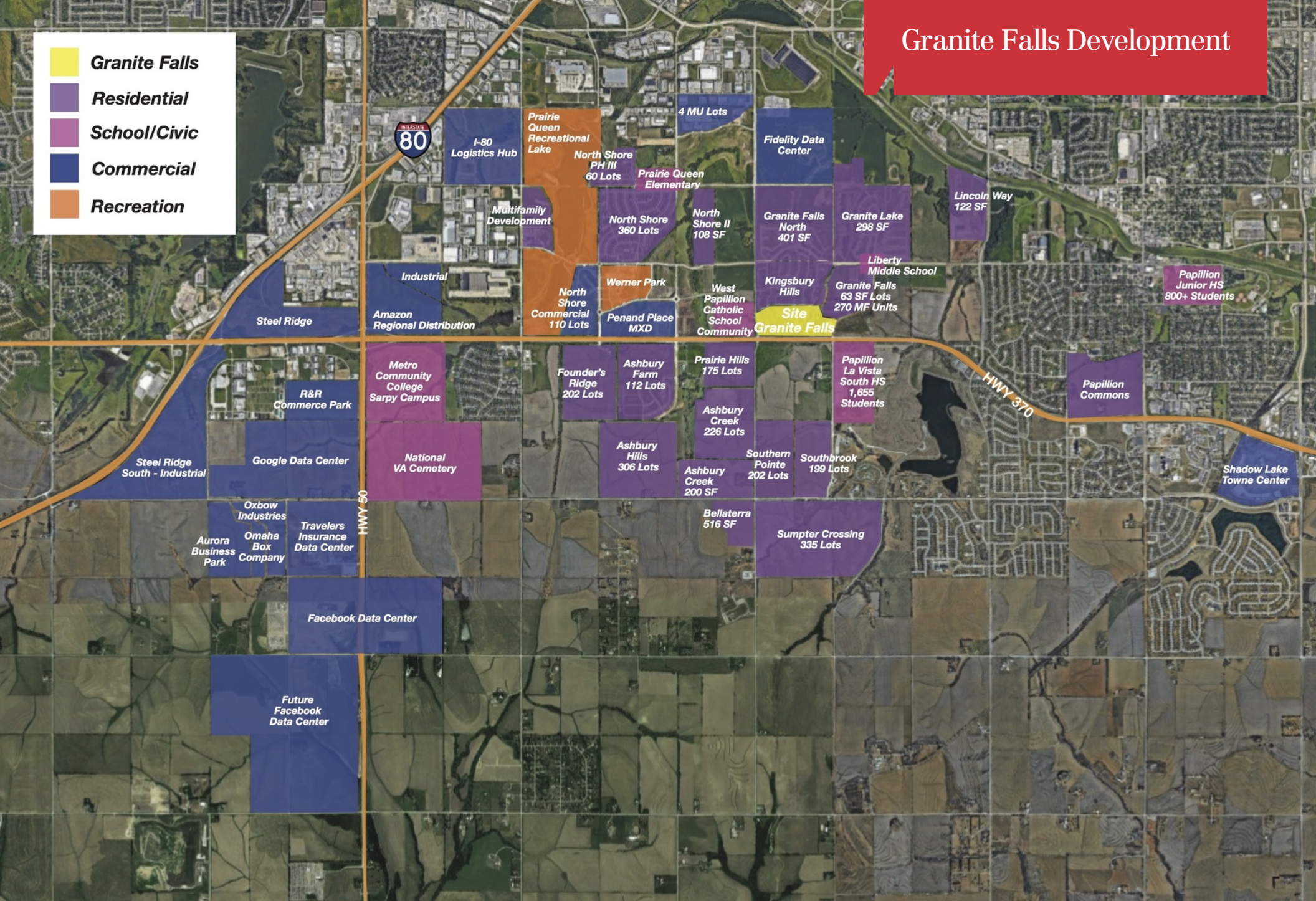
**Sprouting
Minds Daycare**

**Capehart Family
Dentistry / Papillion
Orthodontics**

**Walnut Creek
Pediatric Dentist**

Granite Falls Development

- Granite Falls
- Residential
- School/Civic
- Commercial
- Recreation



2020 Drive Time Projections

Demographics	5 Minutes	10 Minutes	15 Minutes
Total Population:	6,404	80,336	239,381
Total Households:	2,290	30,375	91,529
Average hh Income:	\$100,196	\$101,675	\$100,068

2020 Demographic Projections

Demographics	1 Mile	3 Miles	5 Miles
Total Population:	2,133	31,573	127,438
Total Households:	836	11,863	49,492
Average hh Income:	\$95,551	\$104,273	\$93,441

