I-80 LOGISTICS HUB

132ND & CORNHUSKER RD NWC, OMAHA, NE 68138

$4.50-$6.00 PSF | 6.87 - 43.31 AC
OFFERING SUMMARY

<table>
<thead>
<tr>
<th>Sale Price:</th>
<th>$4.50 - $6.00 / SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Market:</td>
<td>OMAHA</td>
</tr>
<tr>
<td>Submarket:</td>
<td>SARPY WEST</td>
</tr>
</tbody>
</table>

PROPERTY OVERVIEW

Located on I-80 with quick access to all greater Omaha and Lincoln this new industrial park development by White Lotus Group is one of the Metro’s few Certified Go Ready Sites. Coming in 2019, this park will be Omaha’s premier new industrial development. The visibility and proximity to Interstate 80 make this a prime location for your business.

PROPERTY HIGHLIGHTS

- One of the metro’s few Certified Go Ready sites. Large, shovel-ready industrial tracts.
- Great regional connectivity: 43 miles to Lincoln, NE; 110 miles to Sioux City, IA; 146 miles to Des Moines, IA; 186 miles to Kansas City, MO; 530 miles to Denver, CO.
- Omaha’s premier new Industrial Park development by White Lotus Group
- Build-to-Suit possible--Contact Broker for details
- Foreign Trade Zone/Alternative Site Framework could be available
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AVAILABLE LOTS $4.50 - $6.00 PSF

LOT 5
9.522 AC

LOT 4
10.609 AC

LOT 3
6.870 AC

LOT 2
23.202 AC

LOT 1
43.312 AC

LOT 6
SALE PENDING

LOT 7
SALE PENDING

I-80 LOGISTICS HUB

CERTIFIED SITE
GO READY

WHITE LOTUS GROUP

132ND STREET

CORNHUSKER ROAD

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.
**I-80 Logistics Hub**

**Demographics Map**

<table>
<thead>
<tr>
<th>POPULATION</th>
<th>1 MILE</th>
<th>5 MILES</th>
<th>10 MILES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total population</td>
<td>594</td>
<td>116,553</td>
<td>440,943</td>
</tr>
<tr>
<td>Median age</td>
<td>28.5</td>
<td>34.2</td>
<td>35.6</td>
</tr>
<tr>
<td>Median age (Male)</td>
<td>28.3</td>
<td>33.2</td>
<td>34.5</td>
</tr>
<tr>
<td>Median age (Female)</td>
<td>29.1</td>
<td>35.3</td>
<td>36.7</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>HOUSEHOLDS &amp; INCOME</th>
<th>1 MILE</th>
<th>5 MILES</th>
<th>10 MILES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total households</td>
<td>267</td>
<td>45,352</td>
<td>173,061</td>
</tr>
<tr>
<td># of persons per HH</td>
<td>2.2</td>
<td>2.6</td>
<td>2.5</td>
</tr>
<tr>
<td>Average HH income</td>
<td>$69,604</td>
<td>$79,692</td>
<td>$84,180</td>
</tr>
<tr>
<td>Average house value</td>
<td>$121,541</td>
<td>$194,202</td>
<td>$210,225</td>
</tr>
</tbody>
</table>

* Demographic data derived from 2010 US Census.