FOR SALE
Springfield Commerce Retail, Office, or Flex Lots
15304 S. 144th Street / Springfield, NE 68059

592,416 SF Retail, Office, or Flex Lots
Sale Price: $4,443,120

Sarpy County Commercial ground available in Springfield, NE, just south of metro Omaha. Property located on the southwest corner of Highway 50 and Platteview Road, a 5-minute drive to I-80 and HWY 370. Site work is underway which includes grading, utilities, and internal roads. Neighboring businesses include Pinnacle Bank, Dollar General, Ace Hardware and Runza. Great site for retail, office, or flex building developers or users wanting visibility on HWY 50. Seller has flexibility on lot sizes.

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Property Highlights

Sale Price: $4,443,120
Gross Acres: 13.6 AC
Gross SF: 592,416 SF
Lot Sizes: Flexible
Price Per SF: $7.50 PSF (Lots 2 & 3)
Future Zoning: B-H (HCO Overlay)
Gas: MUD
Electric: OPPD
Water: City of Springfield

Neighborhood Demographics

<table>
<thead>
<tr>
<th>POPULATION</th>
<th>MEDIAN HOUSEHOLD INCOME</th>
<th>NUMBER OF HOUSEHOLDS</th>
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<tbody>
<tr>
<td>1 Mile</td>
<td>1,776</td>
<td>$66,329</td>
</tr>
<tr>
<td>3 Miles</td>
<td>2,890</td>
<td>$77,536</td>
</tr>
<tr>
<td>5 Miles</td>
<td>10,087</td>
<td>$88,770</td>
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</tbody>
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Lot | Availability       | Price      |
---|--------------------|------------|
 2 | 8.5 AC (~370,000 SF) | ~$2,775,000|
 3 | 5.1 AC (~222,000 SF) | ~$1,665,000|
Prospective Lot Split Option

Site Rendering (Flexible Lot Sizes)

*conceptual drawing, lot dimensions and sizes are flexible