

**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

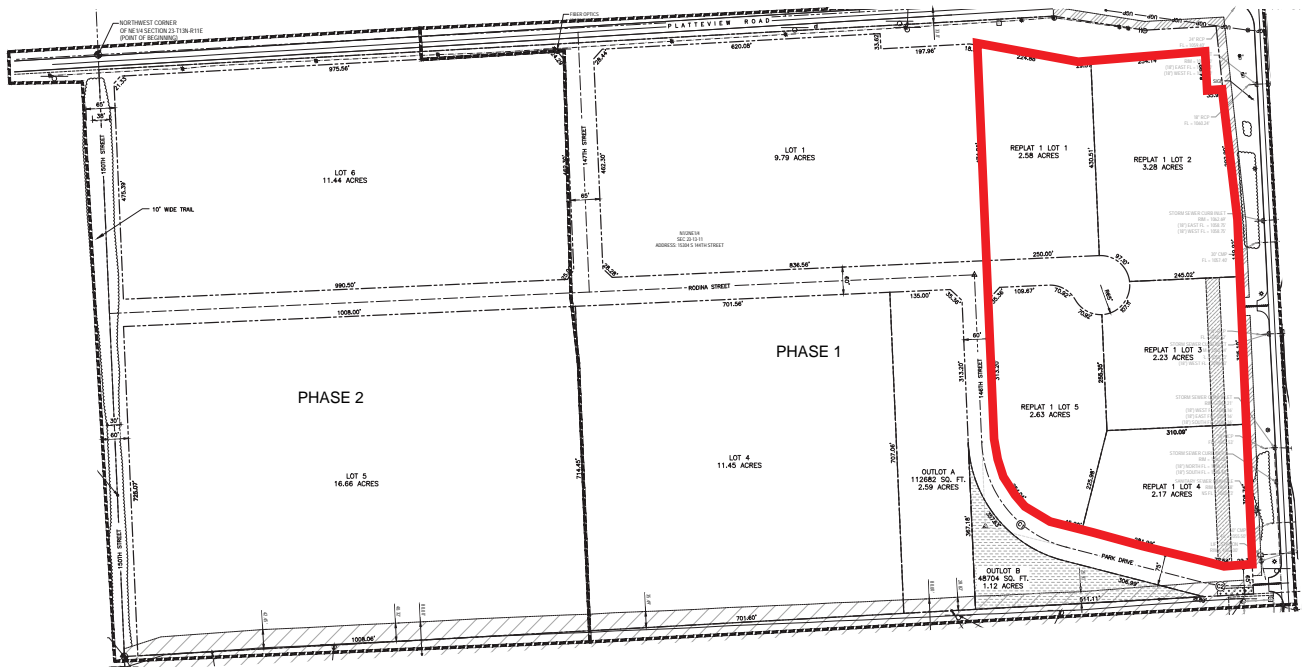
	 POPULATION	 MEDIAN HOUSEHOLD INCOME	 NUMBER OF HOUSEHOLDS
1 Mile	1,776	\$66,329	661
3 Miles	2,890	\$77,536	1,106
5 Miles	10,087	\$88,770	3,702

Lot	Availability	Price
2	8.5 AC (~370,000 SF)	~\$2,775,000
3	5.1 AC (~222,000 SF)	~\$1,665,000

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## Prospective Lot Split Option



\*conceptual drawing, lot dimensions and sizes are flexible

## Site Rendering (Flexible Lot Sizes)



\*conceptual drawing, lot dimensions and sizes are flexible