

MAPLE VALLEY



Lots For Sale | Price Negotiable

Mixed-Use Development

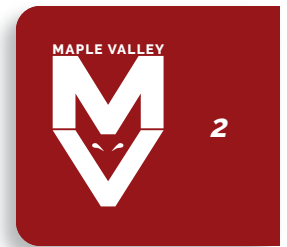
SEC 168th & Maple Street | Omaha, Nebraska

MAPLE VALLEY



MAPLE VALLEY LOTS AVAILABLE

Lot 1 and Lot 3 Brought to You by John Hardy | NP Dodge*



I'd like to share a great opportunity for you to bring an investor, buyer and/or developer for two corner lots at the southeast corner of 168th and West Maple Road and 168th and Birch Street.

168th Street construction from Dodge northbound to West Maple Road is complete. Bedford Avenue and 167th Street have been graded and ready for concrete this spring. This new intersection will allow easy access to both lots, as well as others that are available around this location. Let us find one that suits your needs.

Full utilities on-site and both lots offer a great HIGH-TRAFFIC opportunity for a restaurant, hotel, medical care facility, convenience store, retail, office, bank, fast food and more.

* Lots 2 and 4 are also available. All lots may be subdivided and I am working with the Sellers to get the whole corner developed, ask me, John Hardy, for more details.

LOT/ADDRESS	ACRE/SQFT	INVESTMENT
1 / 3540 N 167th Circle	1.8015 / 78,475	Under Contract
2 / 3510 N 167 Circle	1.2171 / 53,069	Negotiate
3 / 3430 N 167th Street	1.1470 / 49,966	Negotiate
4 / 3305 N 168 Street	1.7275 / 75,376	Negotiate



168th and West Maple Road traffic count prior to opening was approximately 70,000 vehicles per day. Projections for traffic now that 168th Street was widened to 4 lanes put traffic over 114,000 within two years and potentially 140,000 by 2023 according to a study by Streets Blog USA.

168TH STREET IMPROVEMENTS

From HDR Construction and City of Omaha/Keep Omaha Moving
West Dodge to West Maple



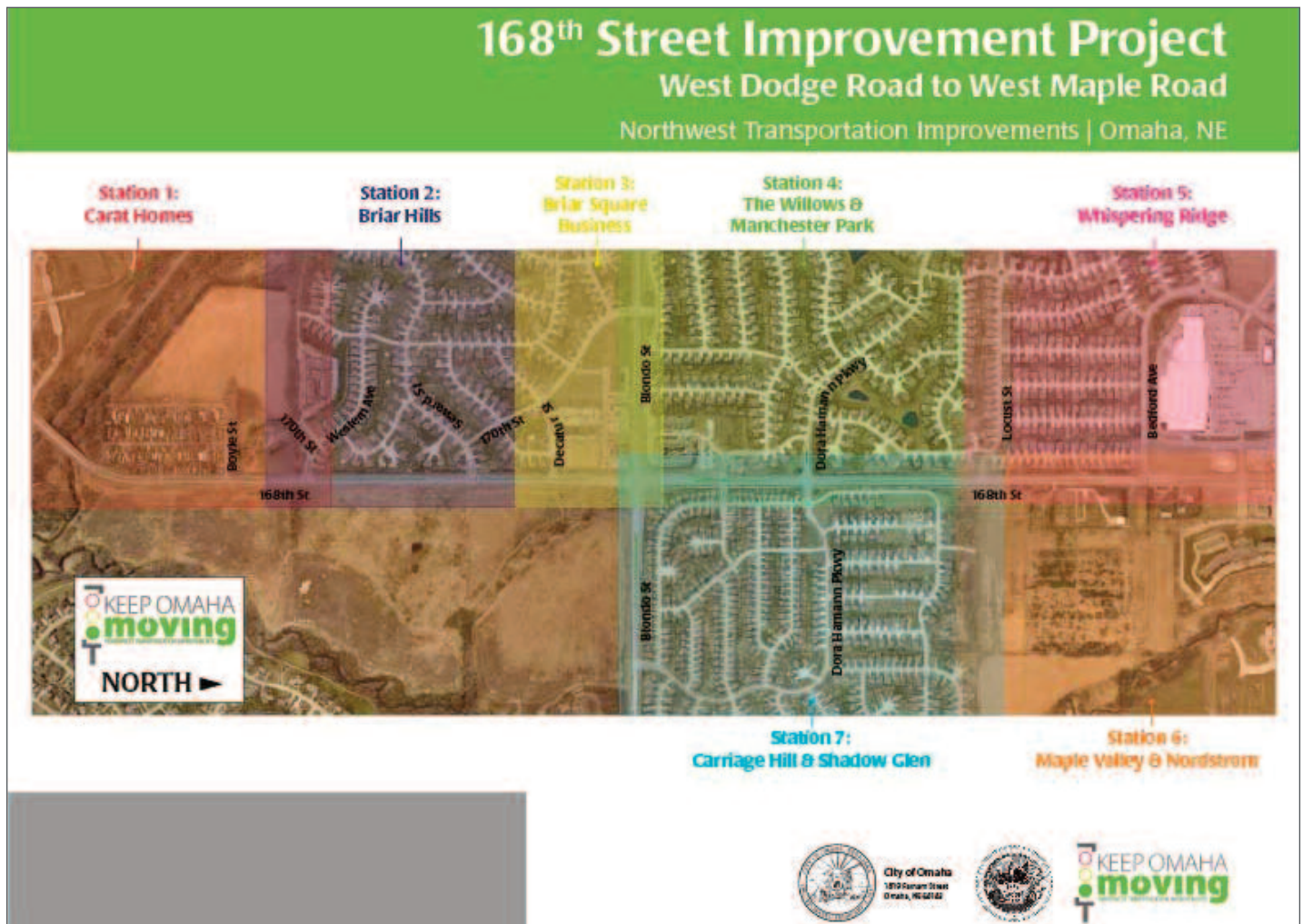
November 26, 2018

The 168th Street Improvement Project from West Dodge Road to West Maple Road is open to traffic. This is an important corridor serving the City of Omaha, Douglas County, and the increasingly rapid growth in the northwest areas of the metropolitan region. We appreciate the community's patience

According to Larry Jobeun, Land Use and Zoning Attorney for the Maple Valley SID and Partner at Fullenkamp, Jobeun, Johnson & Beller, the Station 6 portion of the 168th Street Project will resume as soon as weather allows in 2019. This last portion of the project includes Maple Valley and the Nordstrom Addition on 168th between West Maple Road and Bedford Avenue.

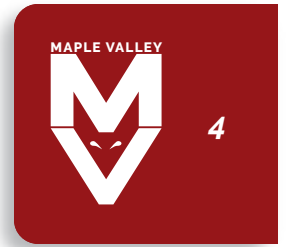
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Land Use & Zoning
Redevelopment Law
Commercial Law
SIDs

(Station Map provided by HDR Construction and City of Omaha)



WHY OMAHA?

Quality of life and a real estate market that has been making strong gains that are expected to continue.



Rankings provide an important gauge of the business climate and growth of the metro area. Over the past decade Omaha's downtown area alone has benefitted from more than \$2 billion in development. Dam site 15A, Flanigan Lake, pumped \$50 million into the city's northwest corner.

"The housing industry is really on the upswing right now."
– Marc Stodola, Owner, Charleston Homes,

"With momentum for development already in the area, a project including recreational amenities can stimulate growth. And market demand already exists in northwest Douglas County."
– Marty Shukert, Principal, RDG Planning and Design

MAPLE VALLEY WORTH NOTING

"Approximately 60% of company CEOs said that their sales revenue increased in 2018, compared to 2017."
– OmahaChamber.org

"Omaha #4 Best City to Raise Your Kids for 2018."
– SmartAsset.com

"Omaha ranked fourth-best city with population under 1 million"
– Resonance Consultancy Inc., 2018

"The buffer between Omaha, Elkhorn and Bennington is disappearing. Families are flocking to the outskirts of town, building homes in brand new neighborhoods with brand new schools in both school districts."

– Omaha World-Herald
July 2018

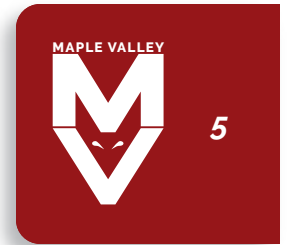
"Nebraska's December 2017 unemployment rate of 2.7% was the fourth lowest among the states and DC."

– Business Insider
March 2018

HEALTHY BUSINESS COMMUNITY

QUICK FACTS 5-MILE RADIUS:

- Population: 153,173 (up 29% since 2014)
- 10-year growth +633%
- 4,000+ businesses
- Daytime population 86,000+
- Golf, schools, worship centers



AREA BUSINESSES

Advanced Auto Parts
American Nails & Spa
Aldi Food Mart
Austad's Golf
Brakes Plus
Cobalt Federal Credit Union
CHI Health Clinic
Christian Brother Auto
Crossfit Viral
Discount Tire
Don & Millie's
Dunkin'
Fantasy's Convenience Store
First National Bank
Freddy's Frozen Custard
Game Stop
Geno's Bar & Grill
Great Clips
Great Western Bank
Growler USA
Harley Davidson
Hobby Lobby
HyVee Grocery
Jimmy's Egg
Kum & Go
Maple Ridge Dental Care
McDonald's
Midwest Urgent Care
Oscar's Pizza & Wings
Panda Express
Pittsburgh Paints
Pizza Hut
PetSmart
Resort Lifestyle Communities
Runza
Sherwin Williams Paint
Starbucks
Super Target

Taco Bell
WalMart Supercenter
Wells Fargo Bank
West O Fitness

AREA RECREATION

Elk Creek Crossing Park
Flanagan Lake
Indian Creek Golf Course
Pacific Springs Golf Course
Quail Run Park
Stone Creek Golf Course
Stone Creek Park
Stone Ridge Park
Walnut Ridge Park
Whispering Ridge Park

METRO BUSINESS COMMUNITY

3M
Aflac, Inc.
American Express Co.
American Family Insurance
Boeing Co.
Burlington Northern Sante Fe
Railroad Co.
Cardinal Health, Inc.
Century Link Inc., formerly
Qwest
Cisco Systems, Inc.
Coca-Cola Co.
Coventry Healthcare
Cox Communications
Crown Holdings, Inc.
EBAY PayPal
First Data Corp.

Fiserv, Inc.
General Dynamics Corp.
Google, Inc.
Harrah's Entertainment, Inc.
Hewlett-Packard
Development Co.
International Paper Company
Interpublic Group of
Companies
IBM Corporation
Kellogg's Co.
Level 3 Communications
Lockheed Martin Corp.
Manpower Inc.
Marriott International, Inc.
Merck & Co., Inc./Schering
Plough
MetLife
Nash Finch Co
New York Life Insurance
Northrup Grumman Corp.
Northwestern Mutual Life
Insurance Co.
Pacific Life Insurance Co.
PepsiCo, Inc.
Pitney Bowes, Inc.
Raytheon Co.
R.R. Donnelly & Sons Co.
Sara Lee Corp
Sun Microsystems, Inc.
Tyson Foods, Inc.
Unisys Corp.
UnitedHealth Group
United Parcel Service of
America, Inc. (UPS)
U.S. Bancorp
Wells Fargo & Co.
Weyerhaeuser NR Co.
Xerox Corp.
Yahoo! Inc.

AREA DEMOGRAPHICS

Omaha is home to nine Fortune 1000 companies, including five on the Fortune 500 that have their headquarters in Omaha:



FORTUNE 1000

TD Ameritrade
Valmont Industries, Inc.
Werner Enterprises
West Corporation

FORTUNE 500

Berkshire Hathaway, Inc.
Union Pacific Corp.
ConAgra Foods, Inc.
Peter Kiewit Sons', Inc.
Mutual of Omaha

2000-2010 Census, 2018 Estimates with 2023 Projections Calculated using Weighted Block Centroid from Block Groups Demographic Source: Applied Geographic Solutions 10/2018 ©2018, Sites USA, Chandler, AZ

168TH and West Maple Road

1-Mile

3-Mile

5-Mile

POPULATION

2018 Estimated Population	13,168	70,974	153,173
2023 Projected Population	13,806	74,250	159,963
2010 Census Population	9,690	57,448	129,403
2000 Census Population	2,075	33,028	94,130
Projected Annual Growth 2018 to 2023	1.0%	0.9%	0.9%
Historical Annual Growth 2000 to 2018	29.7%	6.4%	3.5%

HOUSEHOLDS

2018 Estimated Households	4,854	27,142	60,393
2023 Projected Households	5,101	28,499	63,330
2010 Census Households	3,410	21,174	49,710
2000 Census Households	731	11,065	34,790
Projected Annual Growth 2018 to 2023	1.0%	1.0%	1.0%
Historical Annual Growth 2000 to 2018	31.3%	8.1%	4.1%

AGE

2018 Est. Population Under 10 Years	19.5%	16.3%	15.2%
2018 Est. Population 10 to 19 Years	11.7%	13.7%	13.4%
2018 Est. Population 20 to 29 Years	12.9%	11.2%	11.8%
2018 Est. Population 30 to 44 Years	27.5%	24.0%	22.8%
2018 Est. Population 45 to 59 Years	15.4%	18.9%	18.6%
2018 Est. Population 60 to 74 Years	9.3%	11.8%	13.7%
2018 Est. Population 75 Years or Over	3.6%	4.1%	4.6%
2018 Est. Median Age	32.4	35.3	36.4

AREA DEMOGRAPHICS



168TH and West Maple Road

1-Mile

3-Mile

5-Mile

MARITAL STATUS & GENDER

2018 Est. Male Population	48.3%	48.8%	48.9%
2018 Est. Female Population	51.7%	51.2%	51.1%
2018 Est. Never Married	20.8%	24.1%	25.8%
2018 Est. Now Married	65.6%	62.9%	59.2%
2018 Est. Separated or Divorced	9.5%	9.3%	11.1%
2018 Est. Widowed	4.1%	3.7%	3.9%

INCOME

2018 Est. HH Income \$200,000 or More	13.2%	14.7%	12.4%
2018 Est. HH Income \$150,000 to \$199,999	11.6%	13.5%	11.6%
2018 Est. HH Income \$100,000 to \$149,999	28.7%	25.2%	22.0%
2018 Est. HH Income \$75,000 to \$99,999	14.6%	13.9%	14.0%
2018 Est. HH Income \$50,000 to \$74,999	14.8%	13.4%	16.1%
2018 Est. HH Income \$35,000 to \$49,999	6.7%	8.5%	10.4%
2018 Est. HH Income \$25,000 to \$34,999	3.9%	4.1%	4.9%
2018 Est. HH Income \$15,000 to \$24,999	3.5%	3.6%	4.3%
2018 Est. HH Income Under \$15,000	2.9%	3.2%	4.1%
2018 Est. Average Household Income	\$118,544	\$123,890	\$115,628
2018 Est. Median Household Income	\$110,647	\$111,143	\$99,810
2018 Est. Per Capita Income	\$43,700	\$47,390	\$45,688
2018 Est. Total Businesses	294	1,971	6,047
2018 Est. Total Employees	2,372	26,769	84,848

RACE

2018 Est. White	85.3%	87.7%	87.2%
2018 Est. Black	4.3%	3.4%	4.0%
2018 Est. Asian or Pacific Islander	7.1%	5.6%	5.1%
2018 Est. American Indian or Alaska Native	0.2%	0.2%	0.3%
2018 Est. Other Races	3.2%	3.1%	3.4%

HISPANIC

2018 Est. Hispanic Population	591	2,874	6,872
2018 Est. Hispanic Population	4.5%	4.0%	4.5%
2023 Proj. Hispanic Population	4.7%	4.3%	4.8%
2010 Hispanic Population	3.3%	2.9%	3.5%

AREA DEMOGRAPHICS



168TH and West Maple Road

1-Mile

3-Mile

5-Mile

EDUCATION (Adults 25 or Older)

2018 Est. Adult Population (25 Years or Over)	8,411	46,362	101,927
2018 Est. Elementary (Grade Level 0 to 8)	0.8%	1.1%	1.3%
2018 Est. Some High School (Grade Level 9 to 11)	1.6%	1.6%	2.1%
2018 Est. High School Graduate	11.9%	11.9%	13.9%
2018 Est. Some College	18.9%	20.8%	21.3%
2018 Est. Associate Degree Only	6.7%	6.6%	7.5%
2018 Est. Bachelor Degree Only	41.5%	37.9%	35.6%
2018 Est. Graduate Degree	18.6%	20.1%	18.4%

HOUSING

2018 Est. Total Housing Units	4,890	27,467	61,336
2018 Est. Owner-Occupied	77.9%	76.4%	71.4%
2018 Est. Renter-Occupied	21.4%	22.4%	27.0%
2018 Est. Vacant Housing	0.7%	1.2%	1.5%

HOMES BUILT BY YEAR

2010 Homes Built 2005 or later	10.7%	5.6%	5.5%
2010 Homes Built 2000 to 2004	64.7%	39.9%	27.0%
2010 Homes Built 1990 to 1999	21.3%	27.9%	22.7%
2010 Homes Built 1980 to 1989	4.5%	13.8%	16.4%
2010 Homes Built 1970 to 1979	5.9%	11.2%	18.4%
2010 Homes Built 1960 to 1969	5.6%	5.4%	8.8%
2010 Homes Built 1950 to 1959	3.3%	3.9%	4.5%
2010 Homes Built Before 1949	9.2%	8.8%	9.5%

HOME VALUES

2010 Home Value \$1,000,000 or More	0.7%	0.5%	0.8%
2010 Home Value \$500,000 to \$999,999	3.0%	5.1%	5.1%
2010 Home Value \$400,000 to \$499,999	10.2%	7.7%	7.4%
2010 Home Value \$300,000 to \$399,999	23.2%	18.9%	17.0%
2010 Home Value \$200,000 to \$299,999	47.4%	42.1%	33.4%
2010 Home Value \$150,000 to \$199,999	26.8%	27.3%	28.2%
2010 Home Value \$100,000 to \$149,999	20.5%	16.4%	20.7%
2010 Home Value \$50,000 to \$99,999	3.0%	3.1%	3.8%
2010 Home Value \$25,000 to \$49,999	0.5%	0.8%	1.0%
2010 Home Value Under \$25,000	0.8%	1.0%	1.5%
2010 Median Home Value	\$233,619	\$237,923	\$225,085
2010 Median Rent	\$1,019	\$892	\$2018

AREA DEMOGRAPHICS



168TH and West Maple Road

1-Mile

3-Mile

5-Mile

LABOR FORCE

Est. Labor Population Age 16 Years or Over	9,555	52,989	116,756
2018 Est. Civilian Employed	79.1%	75.9%	74.2%
2018 Est. Civilian Unemployed	1.1%	1.1%	1.1%
2018 Est. in Armed Forces	0.1%	0.2%	0.1%
2018 Est. not in Labor Force	19.7%	22.8%	24.6%
2018 Labor Force Males	46.8%	48.0%	48.2%
2018 Labor Force Females	53.2%	52.0%	51.8%

OCCUPATION

2010 Occupation: Population Age 16 Years or Over	7,851	40,110	86,656
2010 Mgmt, Business, & Financial Operations	22.6%	23.5%	22.4%
2010 Professional, Related	30.3%	30.0%	29.3%
2010 Service	10.4%	11.1%	11.9%
2010 Sales, Office	26.0%	24.8%	24.7%
2010 Farming, Fishing, Forestry	0.1%	0.1%	0.1%
2010 Construction, Extraction, Maintenance	5.9%	4.2%	4.9%
2010 Production, Transport, Material Moving	4.5%	6.3%	6.7%
2010 White Collar Workers	79.0%	78.3%	76.4%
2010 Blue Collar Workers	21.0%	21.7%	23.6%

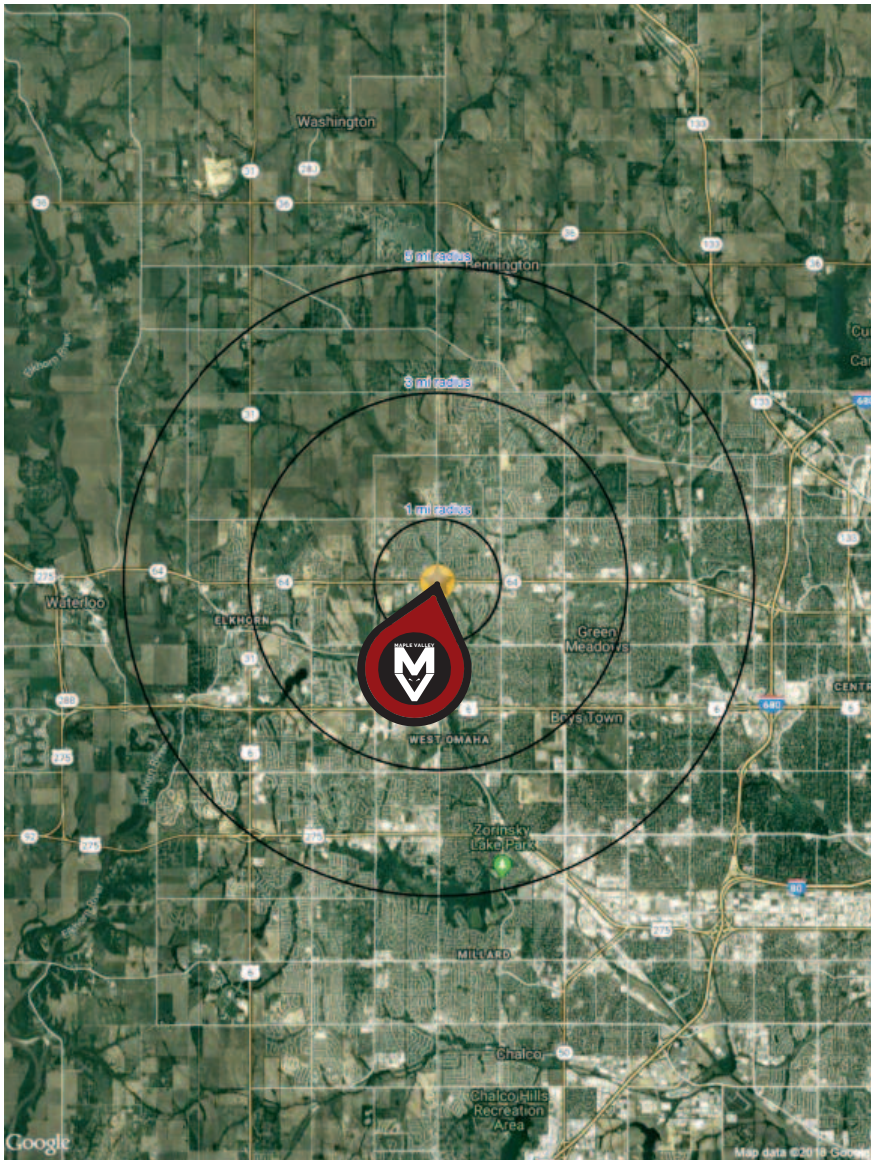
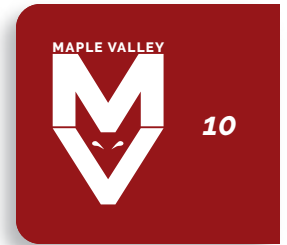
TRANSPORTATION TO WORK

2010 Drive to Work Alone	86.8%	87.5%	87.0%
2010 Drive to Work in Carpool	7.2%	5.5%	5.4%
2010 Travel to Work by Public Transportation	0.4%	0.6%	0.7%
2010 Drive to Work on Motorcycle	0.4%	0.2%	0.2%
2010 Walk or Bicycle to Work	0.1%	0.4%	0.5%
2010 Other Means	1.2%	0.7%	0.6%
2010 Work at Home	3.9%	5.1%	5.6%

TRAVEL TIME

2010 Travel to Work in 14 Minutes or Less	26.7%	29.0%	31.1%
2010 Travel to Work in 15 to 29 Minutes	52.3%	53.9%	53.7%
2010 Travel to Work in 30 to 59 Minutes	27.1%	21.9%	20.2%
2010 Travel to Work in 60 Minutes or More	2.7%	2.6%	2.1%
2010 Average Travel Time to Work	21.6	20.1	19.6

AREA EXPENDITURES



Aerial view represents the 1, 3 and 5-mile radius surrounding Maple Valley.

Information was compiled November 2018.

168TH and West Maple Road

1-Mile

3-Mile

5-Mile

CONSUMER EXPENDITURES

2018 Est. Total Household Expenditure	\$386 M	\$2.22 B	\$4.70 B
2018 Est. Apparel	\$13.6 M	\$78.6 M	\$166 M
2018 Est. Contributions, Gifts	\$30.0 M	\$178 M	\$366 M
2018 Est. Education, Reading	\$17.5 M	\$102 M	\$210 M
2018 Est. Entertainment	\$22.0 M	\$127 M	\$267 M
2018 Est. Food, Beverages, Tobacco	\$56.3 M	\$323 M	\$688 M
2018 Est. Furnishings, Equipment	\$14.0 M	\$80.6 M	\$169 M
2018 Est. Health Care, Insurance	\$31.7 M	\$183 M	\$390 M
2018 Est. Household Operations, Shelter, Utilities	\$119 M	\$687 M	\$1.45 B
2018 Est. Miscellaneous Expenses	\$5.48 M	\$31.3 M	\$66.7 M
2018 Est. Personal Care	\$4.95 M	\$28.5 M	\$60.4 M
2018 Est. Transportation	\$71.0 M	\$405 M	\$863 M

For information or other inquires on this co-brokerage property contact:

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MAPLE VALLEY



The information contained herein is from sources deemed reliable. While we do not doubt the accuracy of the information, it is not guaranteed by us and is subject to change in price, corrections, errors and omissions, prior sales or withdrawal without notice. All information should be verified prior to purchase, lease or other agreement.

For a broader view of Omaha's Financial Outlook: <https://www.omahachamber.org/results-data-will-move>
Other sources: <http://www.city-data.com>, <http://www.zip-codes.com> and <http://census.gov>

