

**CURRENT AERIAL VIEW**

# PAD SITES FOR SALE

230+ ACRE MIXED USE DEVELOPMENT

**Casey's**  
Coming soon!

FUTURE  
FIRE STATION

# Oak Leaf Development

72nd and Capehart Rd Papillion, Nebraska 68113

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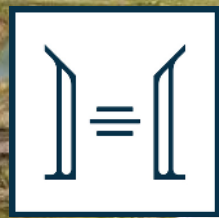
OAK LEAF

**KW** COMMERCIAL®

# SOUTHEAST AERIAL VIEW

OAK LEAF DR HORTON  
436+ SINGLE FAMILY HOMES UNDER  
CONSTRUCTION ESTIMATED 1,134 NEW  
RESIDENTS

FUTURE SPRINGFIELD  
ELEMENTARY SCHOOL  
ESTIMATED 500 FACULTY AND  
STUDENTS



TALLGRASS MULTI-FAMILY DEVELOPMENT  
600+ UNITS UNDER CONSTRUCTION ESTIMATED 1,080 NEW RESIDENTS

FUTURE  
FIRE STATION

Casey's  
Coming soon!

LOT 2  
.68 ACRES

LOT 368  
1.67 ACRES

LOT 369  
1.23 ACRES

LOT 370  
1.24 ACRES

LOT 371  
.99 ACRES

LOT 372  
1.28 ACRES

LOT 373  
1.49 ACRES

LOT 374  
1.06 ACRES

LOT 375  
1.02 ACRES

LOT 376  
.94 ACRES

LOT 377  
1.17 ACRES

LOT 378  
2.53 ACRES

CAPEHART RD: 6,680 VPD

72ND ST: 6,325 VPD



SALE PRICE

\$14.00-\$18.00 PSF

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### SITE HIGHLIGHTS

- New Fire Station and Casey's Gas Station Coming soon!
- Flexible pad site opportunities
- 600+ Multifamily units under construction onsite (Tenants occupying 3<sup>rd</sup> and 4<sup>th</sup> quarter 2026 on 200+ units)
- 436+ residential homes under construction on site
- Prime visibility and access at 72nd & Capehart, a major east-west and north-south connector to Offutt Air Force Base (10,000+ workers)
- 1 mile south of Shadow Lake Towne Center
- 3 minute drive to Highway 370
- Highly underserved retail opportunity

### SITE INFORMATION

COUNTY	SARPY
ZONING	MIXED-USE COMMERCIAL
CROSS STREETS	72 <sup>ND</sup> AND CAPEHART ROAD

### TRAFFIC COUNTS

72 <sup>ND</sup> AND CAPEHART	9,500 VPD
HIGHWAY 370 & 72ND	46,000 VPD
84th and CAPEHART	8,000 VPD
72 <sup>ND</sup> AND PLATTVIEW	7,200 VPD

### TAX MILL LEVY

OAK LEAF	1.995709
BELLEVUE	2.133455
LA VISTA	2.02953
GRETNA	2.15036

### DEMOGRAPHICS

RADIUS	POPULATION	MEDIAN AGE	MEDIAN INCOME	HOUSEHOLDS (2025)
1 MILE	3,091	36.5	\$158,532	1,052
3 MILE	33,807	37.2	\$114,210	12,118
5 MILE	99,588	35.9	\$105,798	36,967

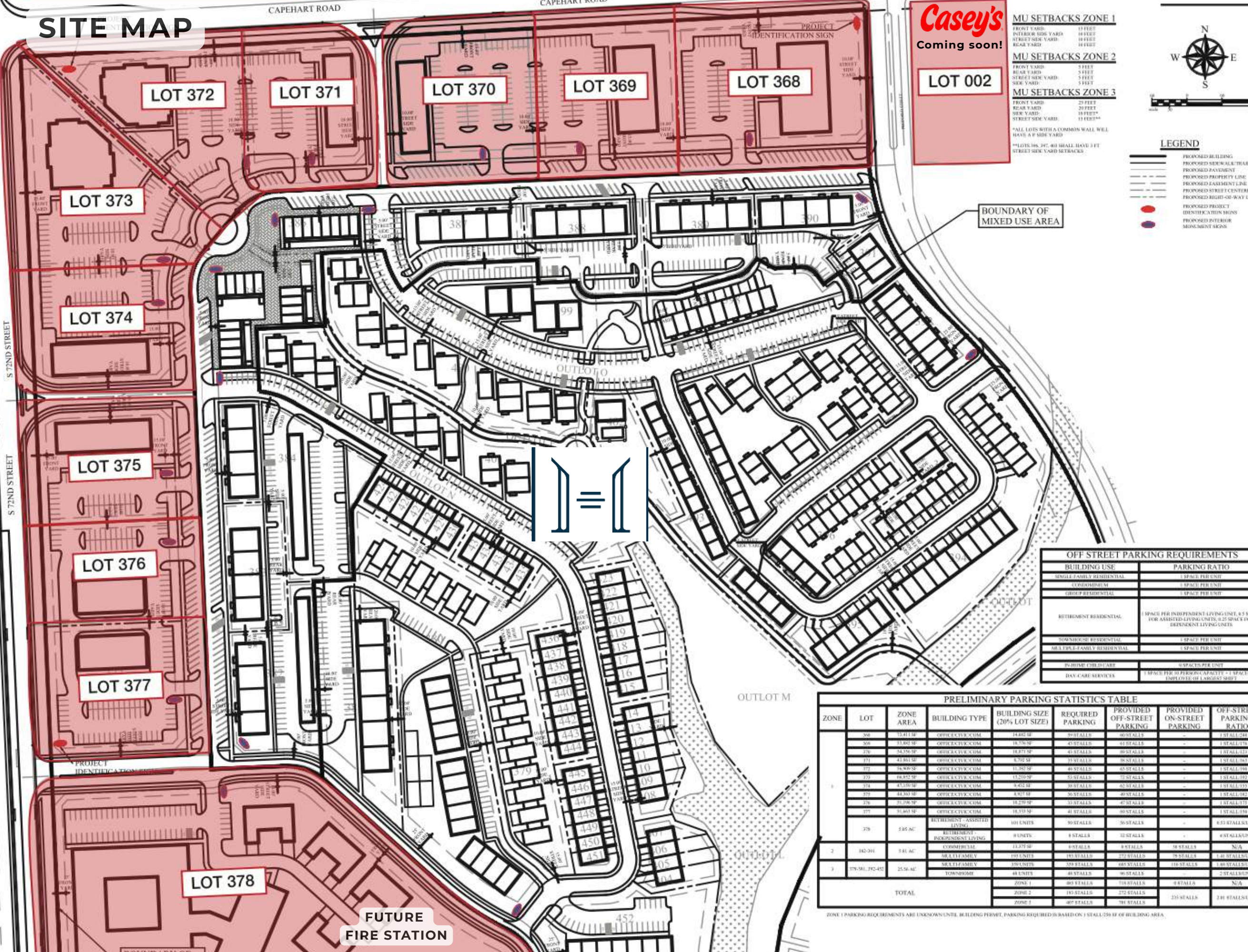
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# SITE MAP



LOT	APN	AC	PSF	TOTAL
<b>002</b>	<b>Pending</b>			<b>Casey's</b>
002	011619967	.6885	\$16.00	\$479,856.96
368	011617984	1.6763	\$16.00	\$1,168,314.05
369	011617985	1.2370	\$14.00	\$754,372.08
370	011617986	1.2452	\$16.00	\$867,854.69
371	011617987	.9908	\$16.00	\$690,547.97
372	011617988	1.2886	\$18.00	\$1,010,365.49
373	011617989	1.4984	\$18.00	\$1,174,865.47
374	011617990	1.0602	\$16.00	\$738,916.99
375	011617991	1.0221	\$16.00	\$712,362.82
376	011617992	.9457	\$14.00	\$576,725.69
377	011617993	1.1788	\$16.00	\$821,576.45
<b>378</b>	<b>Closed</b>			<b>Fire Station</b>
378		2.53	\$14.00	\$1,542,895.20

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# NORTHWEST AERIAL VIEW

SHADOW LAKE TOWNE CENTER  
6.7 million visits per year

SHADOW LAKE  
700 SINGLE FAMILY HOMES

VESTARA72  
336 MULTIFAMILY UNITS

180 Legacy Single Family Homes

FUTURE PAPILLION HIGH SCHOOL

CAPEHART RD: 6,680 VPD

Work Commute to Offutt AirForce Base

72ND ST: 6,325 VPD



Casey's

LOT 002  
Small Drive-thru  
Opportunity

TALLGRASS MULTI-FAMILY DEVELOPMENT  
600+ UNITS UNDER CONSTRUCTION

FUTURE  
FIRE STATION

FUTURE SPRINGFIELD ELEMENTARY SCHOOL



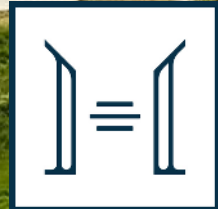
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# CURRENT CONSTRUCTION PROGRESS



**TALLGRASS MULTI-FAMILY DEVELOPMENT  
600+ UNITS UNDER CONSTRUCTION**



**Shadow Lake Towne Center:**

NEW HIGH SCHOOL COMING SOON, 1,700 faculty

**Oak Leaf Development:**

- 230-acre, mixed-use development with 800,000 SF of available pads for sale (12 lots) making it the largest new Sarpy County Development
- Adjacent to a 611 variously configured townhouses, flats, duplexes and single family rentals, developed by Hoppe & Sons
- D.R. Horton contracted to develop 500 single-family homes surrounding the new Springfield Elementary School

**OAK LEAF**

NEW SPRINGFIELD ELEMENTARY

# Project Renderings



Source: Hoppe Development Oak Leaf Master Plan. Renderings courtesy of DeOld Andersen Architecture

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