

Papillion La Vista  
South High School

Highway 370

114th Street

Mixed Use Development

NEC 114th Street & Highway 370 | Papillion, NE 68046

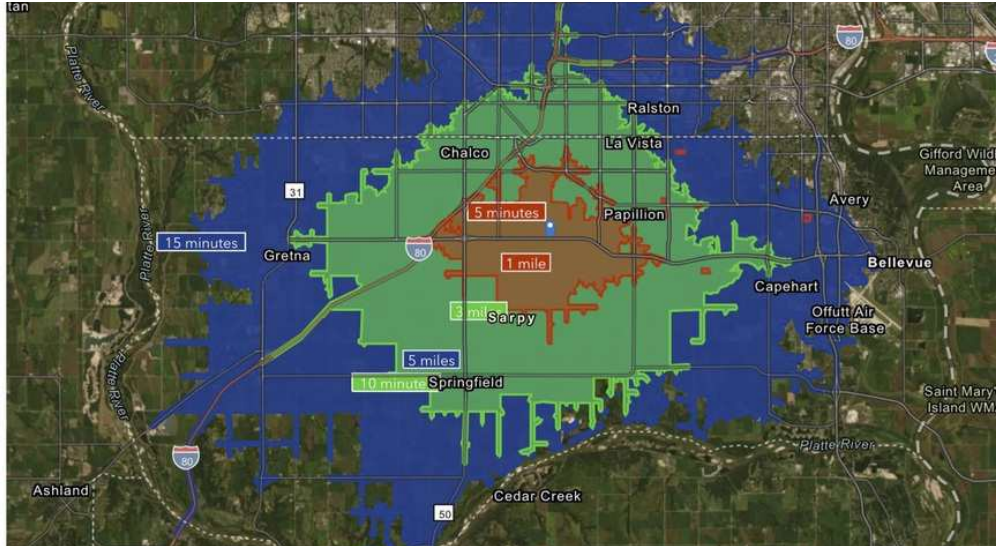
\$8.00-\$20.00 PSF

### Property Features

- For sale or build-to-suit, streets & utilities installed, ready to build
- Retail, grocery and office pad sites available
- Located in fast growing Papillion off S 114th & HWY 370
- Across from Papillion-La Vista South High School
- Just east of Werner Park, Minor League Baseball Stadium
- Over 1,500 platted home sites within 1.25 mile radius

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Omaha, NE 68154  
402 255 6060  
[nainpdodge.com](http://nainpdodge.com)

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## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	837	12,895	51,440
Total Population	2,868	34,787	131,116
Average HH Income	\$121,148	\$121,768	\$106,496

## SITE DATA

Area	32.08 AC
Dimensions	Varies
SID	315
Traffic Count	69,500 VPD
Gas, Water, Sewer	In R.O.W.
Electric	Yes
Storm Sewer	Yes
Flood Plain	No
Legal	Varies
Zoning	MU

## FINANCIALS

Special Assessment	Paid by seller
Remarks	Ready to build

## COVENANTS

Easements	Those of record
Covenants	Those of record
Restrictions	Those of record



# Granite Falls Development

114th STREET

HIGHWAY 370



# Granite Falls Development

- Granite Falls
- Residential
- School/Civic
- Commercial
- Recreation

