FOR SALE

Cimarron Grove

132nd & State Street / Omaha, NE



+/- 31.9 Acres of Land
Sale Price: $5,002,430

+/- 31.9 acres of land available in Northwest Omaha. The property is ideal for an apartment community (400-unit site plan available), though alternative multifamily, church, or other civic uses are a possibility. The site is graded and has some improvements in place including utilities on site. Seller prefers to sell the entire property at once, but there are options to subdivide. Neighboring properties include A View on State, A Catered Affair, Alfonza David Middle School and The Players Club at Deer Creek. Located at the southwest corner of 132nd and State Street.

***Sold as individual parcels or as one**

Michael P. Earl
Principal
(402) 548 4005
michael.earl@lundco.com

Justin Riviera
Senior Associate
(402) 548 4064
justin.riviera@lundco.com

450 Regency Parkway, Suite 200
Omaha, NE 68114
+1 402 393 8811
lundco.com

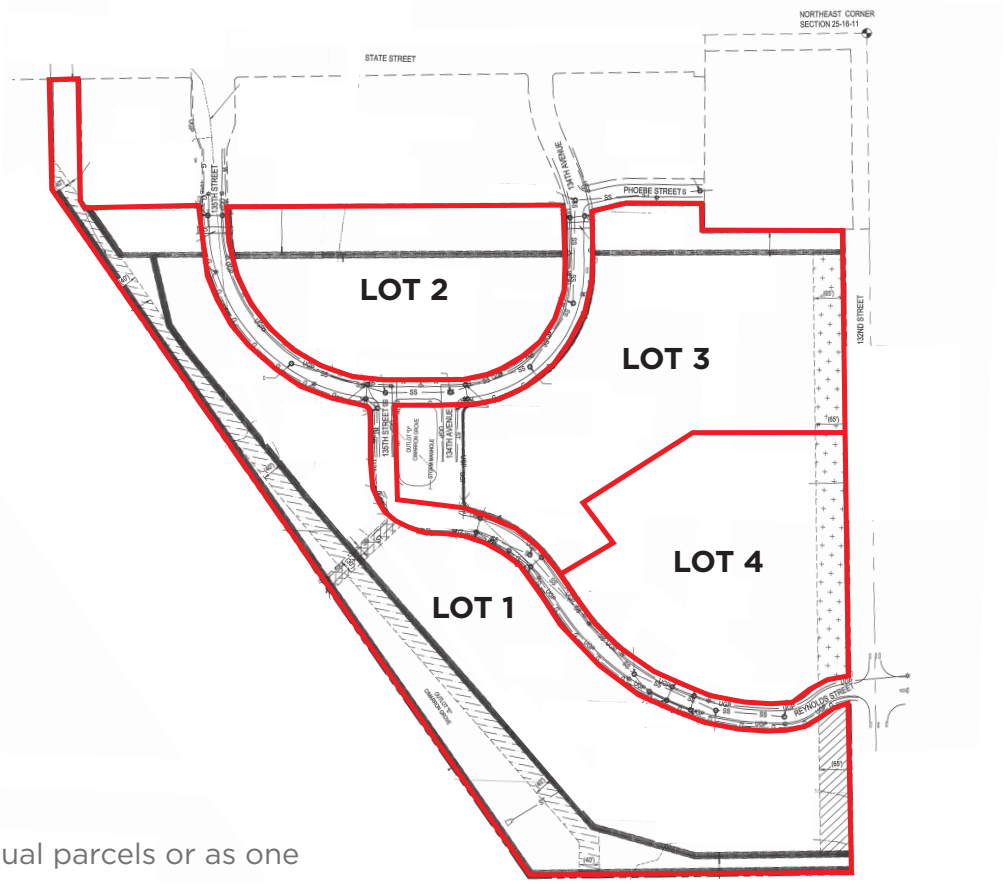
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Lot	Acres (min - max)	Price Per SF	Date Available
1	± 13.5	$2.72	Immediately
2	± 4.9	$5.74	Immediately
3	± 9.1	$5.74	Immediately
4	± 4.4	$5.74	Immediately
All Lots	**± 31.9**	**$3.60**	**Immediately**

Property Highlights

Sale Price	$5,002,430 (All Lots)
Gross Acres	± 31.9
Price Per Acre	$156,816
Gross SF	± 1,389,564
Price Per SF	$3.60
Zoning	R6
Lot Dimensions	Irregular
Improvements	Rough graded
Utilities	In street
Flood Plain	Small portion of Lot 1

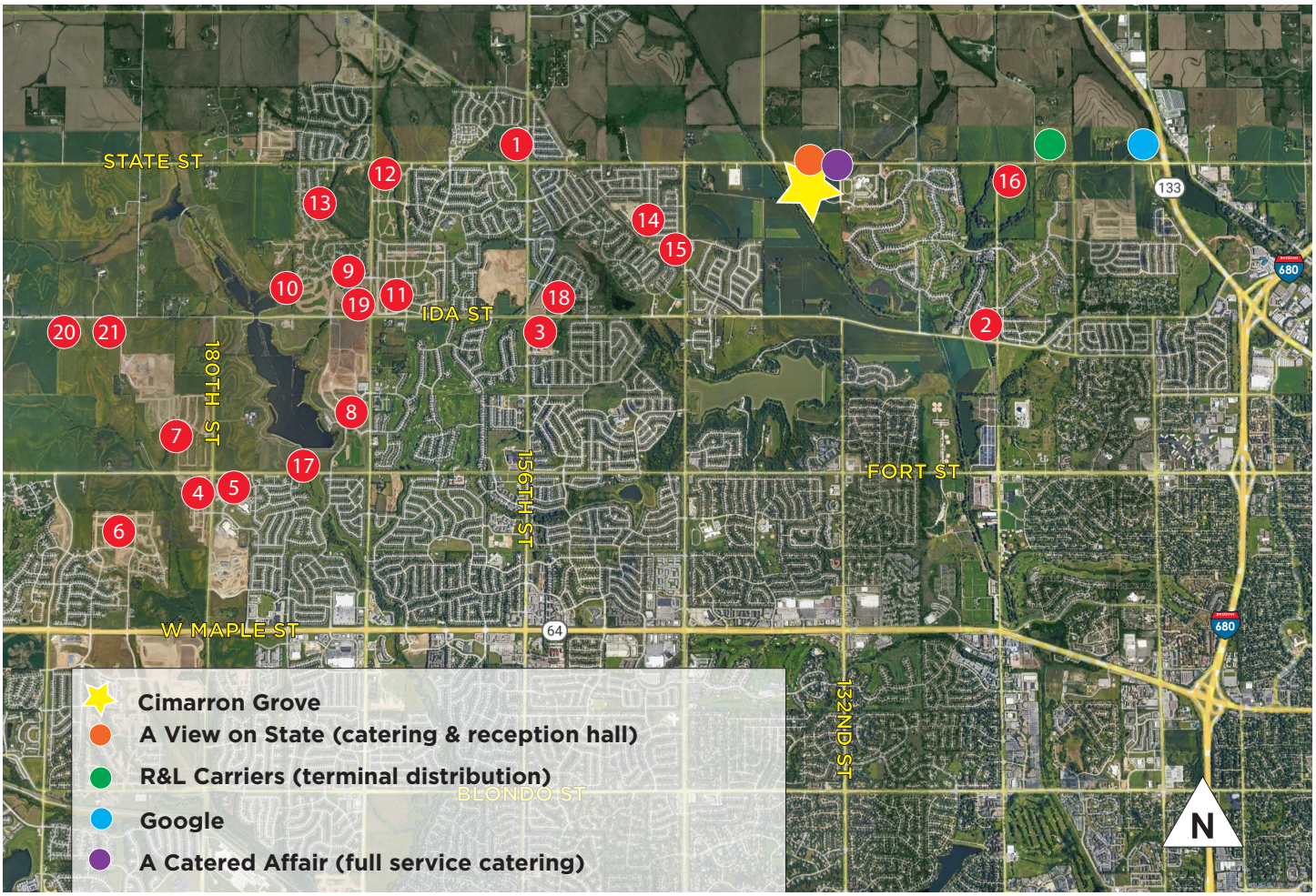
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NW Omaha Residential Developments

1.	HANOVER FLATS	+/- 205 UNITS
2.	JUNIPER ROWS AT DEER CREEK	+/- 100 UNITS
3.	VANTAGE AT STONE CREEK MF	+/- 294 UNITS
4.	SAGEWOOD VALLEY PHASE I	+/- 129 LOTS
5.	SAGEWOOD POINTE	+/- 79 LOTS
6.	INDIAN POINTE PHASE III	+/- 150 LOTS
7.	WOODBROOK	+/- 400 LOTS
8.	WESTLINE AT FLANNAGAN LAKE	+/- 88 LOTS
9.	REDWOOD BENNINGTON	+/- 300 LOTS
10.	ANCHOR POINTE	+/-278 LOTS
11.	HIGHLAND HILLS	+/- 492 LOTS
12.	PINECREEK	+/- 160 LOTS
13.	MAJESTIC POINTE PHASE II & III	+/- 150 LOTS
14.	WOOD VALLEY WEST II	+/- 96 LOTS
15.	WOOD VALLEY WEST	+/- 67 LOTS
16.	DEER CREST	+/- 450 LOTS
17.	FLANAGAN POINTE	+/- 49 LOTS
18.	WATERFORD	+/- 40 LOTS
19.	THE WESTLINE AT FLANAGAN LAKE	+/-237 UNITS

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