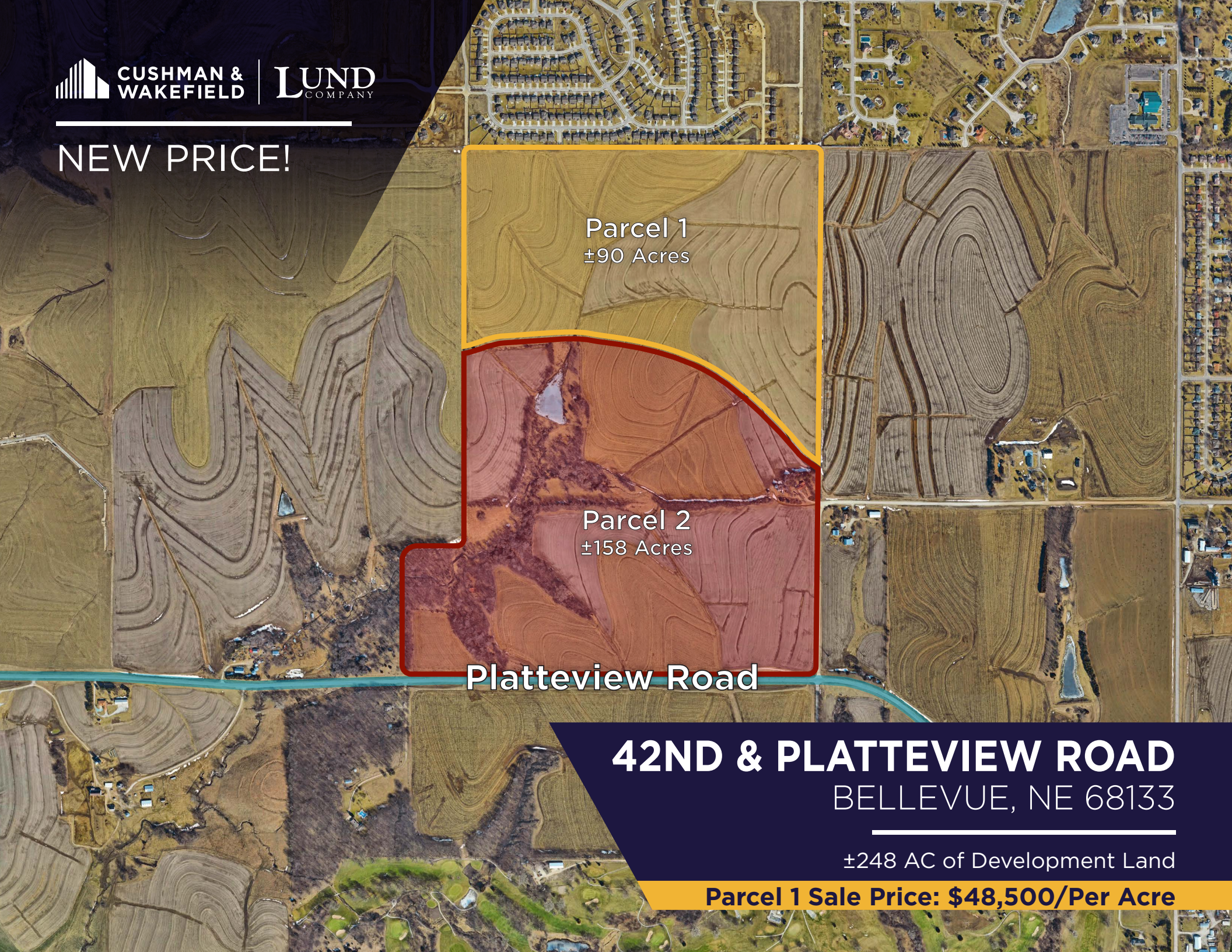
CUSHMAN & WAKEFIELD | LUND COMPANY

NEW PRICE!



42ND & PLATTEVIEW ROAD

BELLEVUE, NE 68133

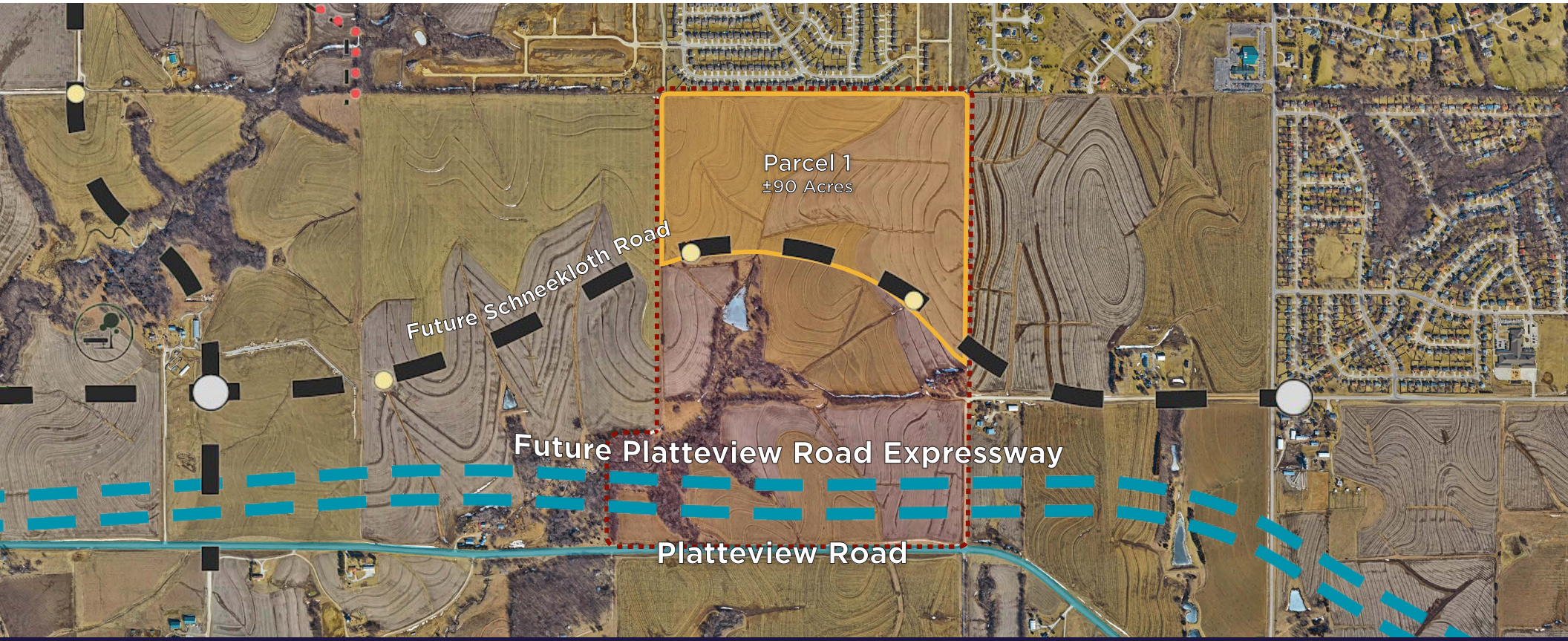
±248 AC of Development Land

Parcel 1 Sale Price: $48,500/Per Acre

PROPERTY OVERVIEW

±248 total acres of development ground located just north of the future Platteview Road Expressway. The site falls in the "Urban Development Zone" of the Sarpy County Wastewater Agency, and can be sewered using the existing force main just north of Platteview Road. The property is bordered by existing single family residential to the north, and Platteview Country Club just to the south, along with the planned Bellevue water park just a few miles to the east. The future land use is for medium density residential, and we'd expect some commercial zoning to be allowed along the future Expressway.

Seller is open to splitting the property into the highlighted Parcel 1 and Parcel 2, split by the future Schneekloth Road. Parcel 1 abuts single family residential to the north with existing Sanitary Sewer.

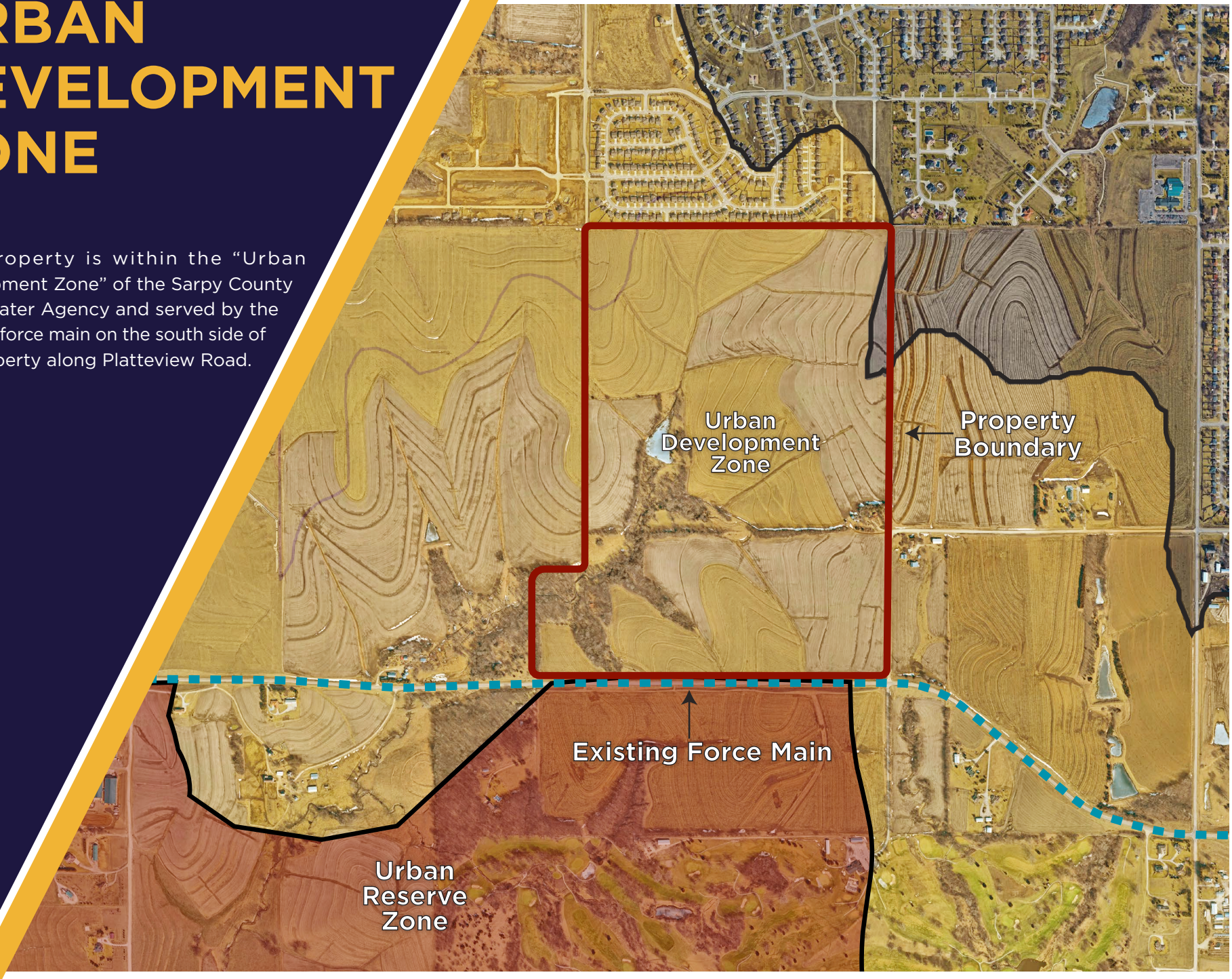


PROPERTY HIGHLIGHTS

Total Site Area	±248 Acres	Flood Plain	NO
Parcel 1	±90 Acres	Future Land Use	Medium Density Residential
Parcel 1 Price/AC	$48,500	Zoning	AG
Sarpy Sewer Zone	Urban Development		

URBAN DEVELOPMENT ZONE

This property is within the "Urban Development Zone" of the Sarpy County Wastewater Agency and served by the existing force main on the south side of the property along Platteview Road.





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