

# AVENUE ONE • MEDICAL

MEDICAL OFFICE LAND FOR SALE • 5.13 AC • \$20.00 PSF

192ND & W DODGE ROAD, OMAHA, NE 68022



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\*INDIVIDUAL MEMBERS



## EXECUTIVE SUMMARY

Sale Price	Lot 32: \$20.00 PSF
Size	5.13 AC Envisioned with a 240,500 SF Medical Building
Zoning	MU

- 
- » An amazing opportunity awaits to be part of the Avenue One neighborhood at the gateway to West Omaha. A total of 5.13 acres available with a corner presence to build your ideal medical office space for your company. Avenue One is in a mixed-use zone, which allows a variety of use types.
  - » Avenue One's vision is to promote an active and healthy lifestyle through the ability to live, work, shop, and dine within a walkable community surrounded by parks, lakes, and trails. Avenue One will feature over six miles of internal trails and will also connect to Lawrence Youngman Lake and Park with a future pedestrian bridge.
  - » With wellness and health at the core of Avenue One, these values extend to the development of medical office space to serve as an extension of the adjacent Methodist Women's Hospital and nearby CHI Health Lakeside.



# A

## AVENUE ONE



## LOCATION HIGHLIGHTS

### Located on Omaha's Primary Thoroughfare

Avenue One is strategically placed along W Dodge Road, Omaha's primary east-west artery. Hundreds of thousands travel along W Dodge Road for work and leisure activities.

### Superb Access and Visibility in West Omaha

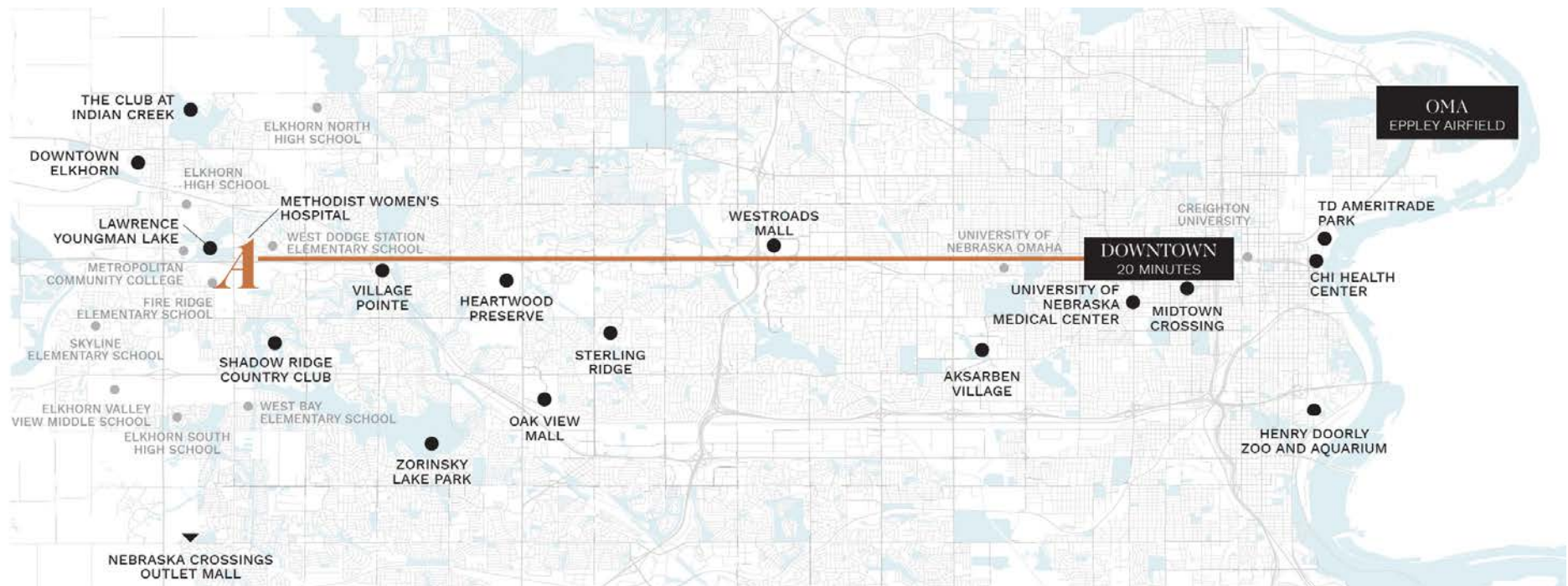
Avenue One is high and sightly and provides great views of Lawrence Youngman Park, located to the north. To accommodate the increase in traffic and improve the mobility and safety of travelers, construction will begin at 192nd & W Dodge Rd on Omaha's first Diverging Diamond Interchange.

### Economic Opportunities

Avenue One is located amongst the city's most desired school districts, best neighborhoods, and is a hub to many employment opportunities. Omaha boasts a low cost of business operations, provides competitive wages, and is an attractive location for national tech companies.

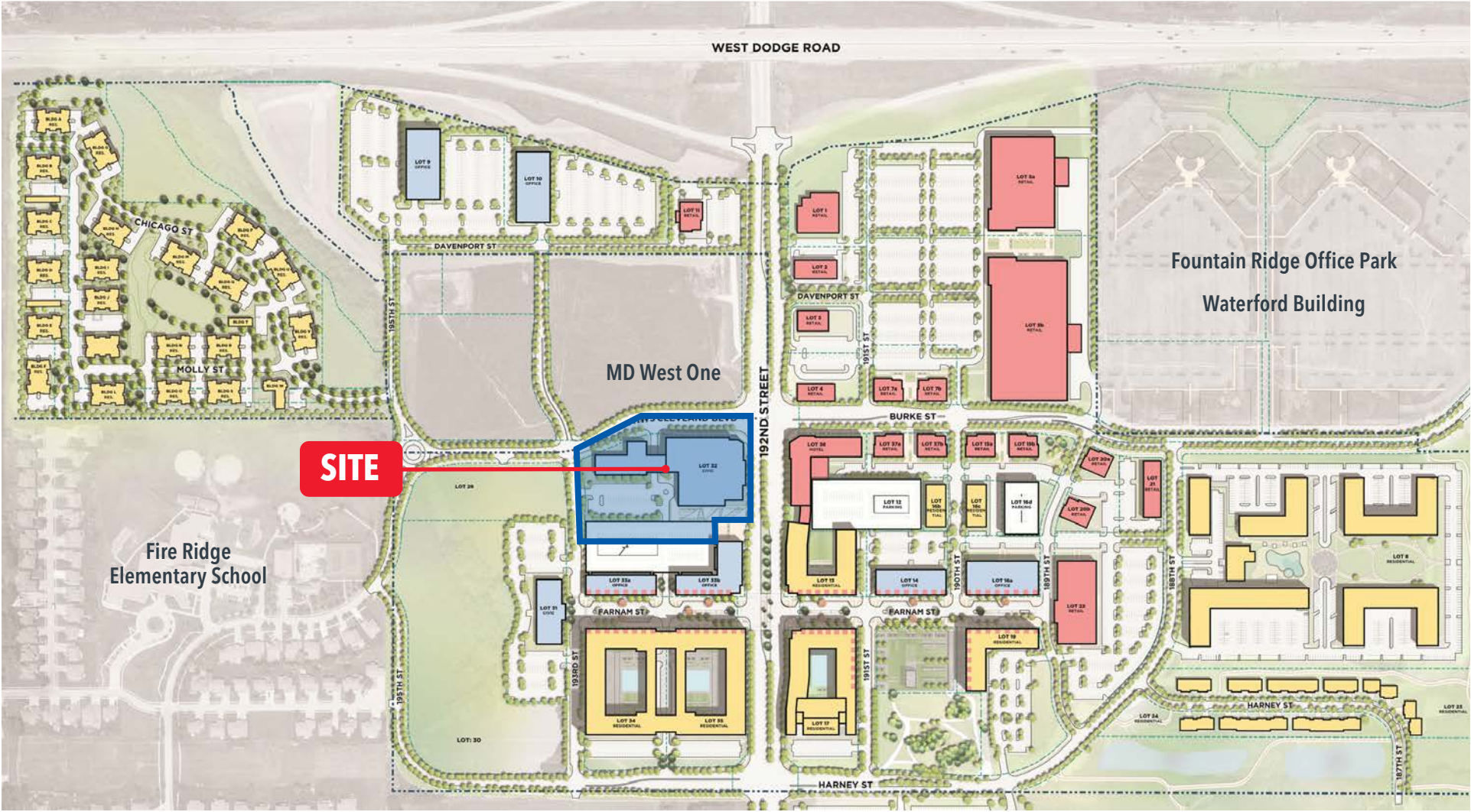
### Presence

With more than 785,000 SF of office space and an upgraded feel from gorgeous streetscapes, landscape and lighting, to building design, Avenue One has a presence no other office user will find in Omaha.





AVENUE ONE SITE PLAN





## AVENUE ONE COMMUNITY

### LIVE

- » 1,500+ multifamily units
- » 50+ urban style townhomes
- » Senior living community

### WORK

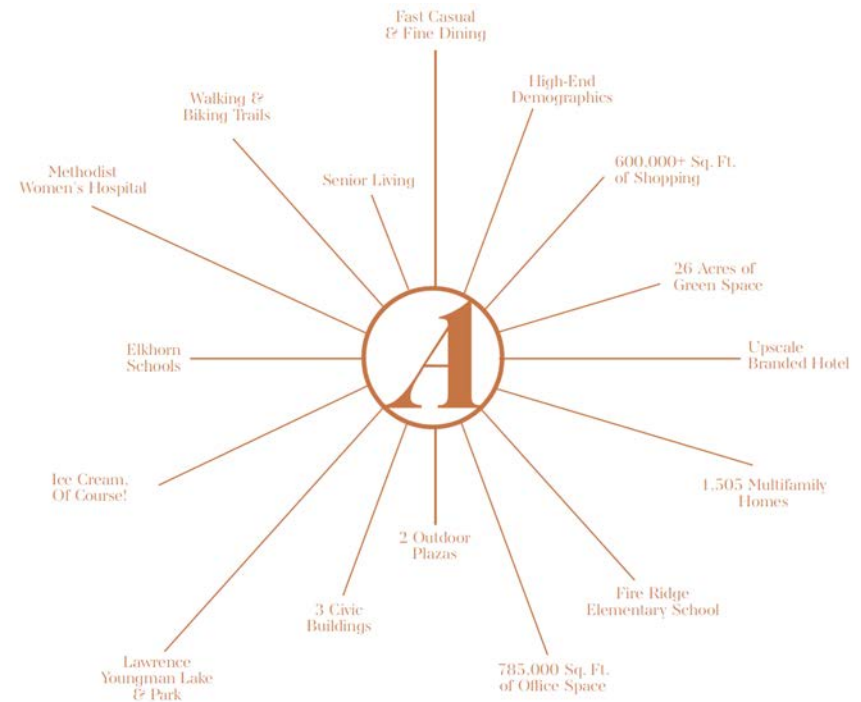
- » 785,000 SF of office space
- » 5-story hotel
- » Medical offices

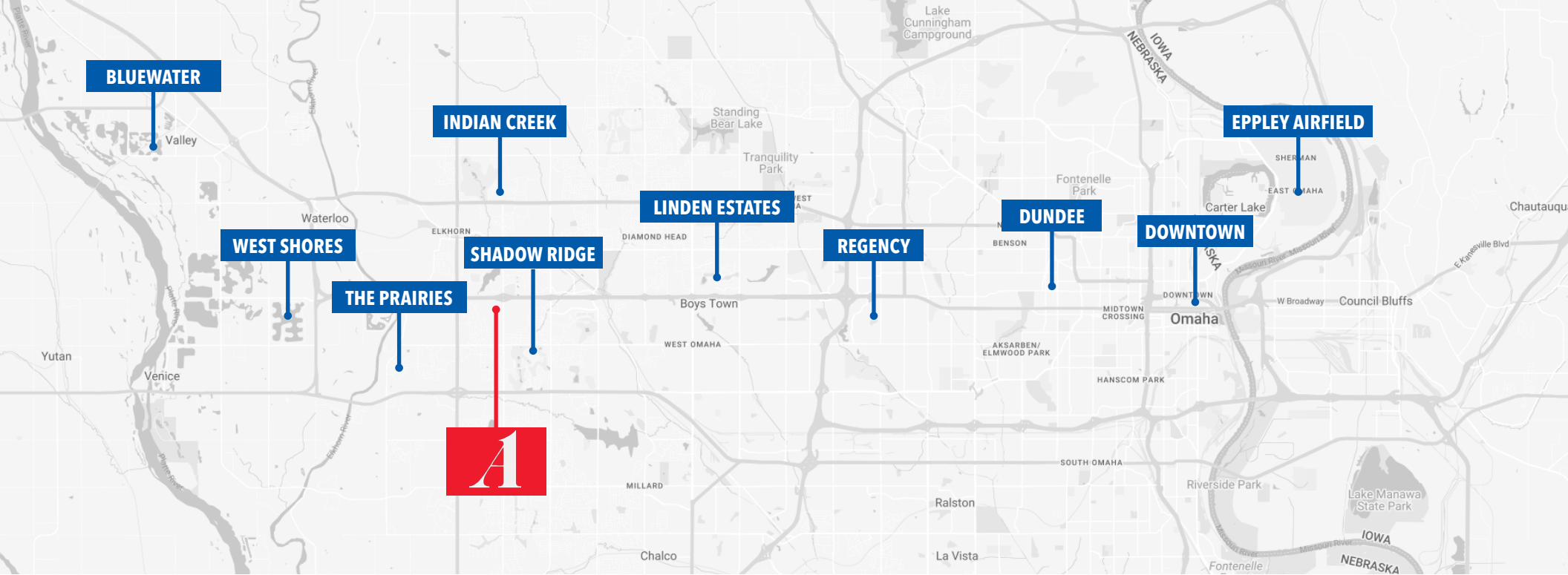
### PLAY

- » Connected to Lawrence Youngman Park
- » 6 miles of trails
- » 26 acres of green space
- » 1.5 acre main street park
- » Boutique gyms

### SHOP

- » 30+ local and national stores
- » 15+ restaurants

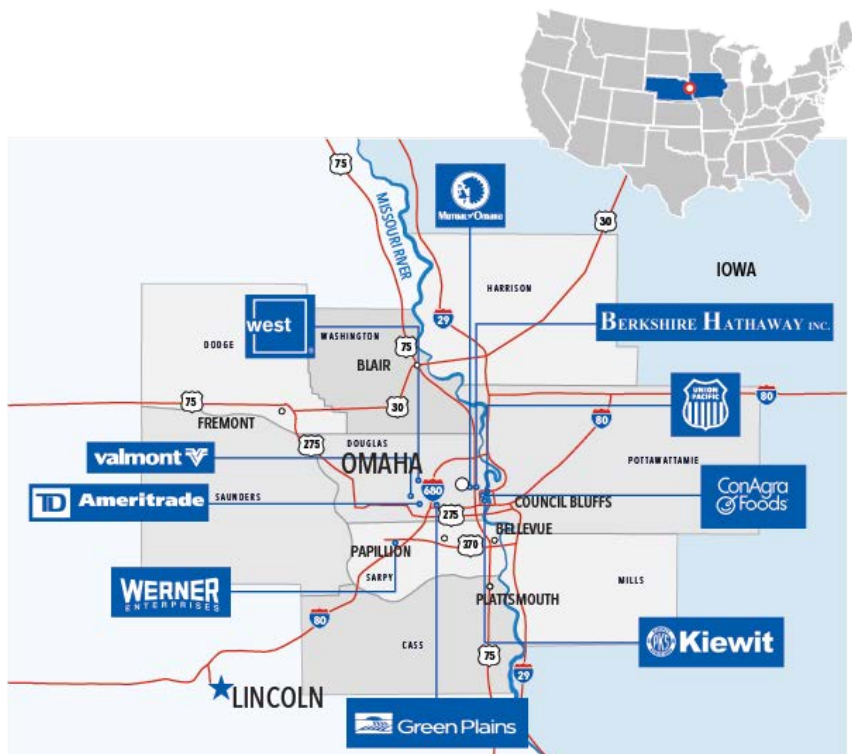




**DRIVE TIME MAP (MINUTES)**

PROPERTY	TIME TO AVENUE ONE	TIME TO HEARTWOOD PRESERVE	TIME TO AKSARBEN	TIME TO DOWNTOWN
Bluewater	16	20	29	35
West Shores	10	14	25	31
The Prairies	9	12	24	31
Indian Creek	7	11	24	30
Shadow Ridge	5	9	20	27
Linden Estates	9	5	15	20
Regency	11	7	10	18
Dundee	19	15	7	9
Downtown	23	20	14	-
Eppley Airfield	29	25	18	8
Lincoln	54	60	51	56





With approximately 1.3 million residents within the Omaha|Council Bluffs Metropolitan Statistical Area, the Omaha MSA is best known for its beef, but a major cash cow is also technology. Combined with Omaha's central location, well-educated labor force and communications infrastructure, Omaha's modern economy is diverse and built primarily on skilled-knowledge jobs.

Located on the western banks of the Missouri River, Omaha boasts a steady economy with a low unemployment rate and an affordable cost of living which proves enticing for both companies and families. Between 2010 and 2016, the city expanded by seven percent, growing two percent more than the nation. Over the past 10 years, the MSA has created 31,000 jobs, two times as many as the national average.

It's been named one of the Top 10 Cities to Raise a Family. The Henry Doorly Zoo and Aquarium continues to be ranked one of the best zoos in the world by TripAdvisor. Baseball fans throughout the country converge on the city every June for the College World Series. CHI Health Omaha Convention Center is a full-service convention center and arena with exhibit halls, ballrooms and meeting rooms. The arena is the largest in the state and hosts concerts of all genres, family shows, sports, rodeos and circuses. The center has hosted Summer Olympics Swim Trials and NCAA Division I Men's Basketball Tournaments.

Omaha is home to four Fortune 500 companies: Warren Buffet's Berkshire Hathaway; one of the world's largest construction companies, Kiewit Corporation; the nation's largest railroad operation, Union Pacific Corporation; and the multi-line insurance, banking and financial products giant, Mutual of Omaha.

As noted above, the area has been rapidly growing and is the 39th fastest growing metropolitan area in the nation. Neighboring Council Bluffs, Iowa is exploding with new growth and the two cities are working together on many major development and redevelopment projects. Despite its growth, Omaha is known as a 20-minute city. Residents and visitors can travel nearly anywhere in town within a short amount of time, making it a convenient place to live, play and work.

## OMAHA OFFERS BUSINESSES:

- Strategic, central location
- Hub of the nation's fiber connectivity
- Pro-business climate; low cost of doing business
- Business incentives that reward performance
- Stable and healthy economy
- Educated, motivated and affordable workforce
- Savings on real estate costs
- Lower cost of living
- Available, reliable, and affordable utilities

## FORTUNE 500 HEADQUARTERS:



## OPERATIONAL HEADQUARTERS/DIVISIONS:



## FORTUNE 1,000:





## POPULATION

	5 Minutes	10 Minutes	15 Minutes
Population	26,085	134,945	300,333
Total Employees	16,932	79,601	184,118
Median Household Income	\$114,007	\$101,539	\$84,757
Average Household Income	\$146,733	\$127,934	\$110,645

**70%**

*With a Bachelor's Degree*

**28%**

*With an Advanced Degree*

**33-36**

*Median Age Range*

**\$400,000**

*Median Home Value  
Double the City's Norm*

**10,000**

*New Residents Each Year*

**5,000**

*Projected New Residences within  
a 5-Minute Drive*

*Statistics sources: Neighborhood scout Report & Omaha MSA*

