

AVENUE ONE • OFFICE

OFFICE & RETAIL LAND FOR SALE • 0.59 - 12.13 Acres • \$25.00 PSF

192ND & W. DODGE ROAD, OMAHA, NE 68022



DRONE VIDEO - Looking West



DRONE VIDEO - Looking East



DRONE VIDEO - Looking North

**INVESTORS
REALTY INC.**

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RYAN KUEHL, CCIM

402.778.7545

rkuehl@investorsomaha.com



JP RAYNOR, JD, CCIM, SIOR

402.778.7538

jpraynor@investorsomaha.com



TIM KERRIGAN, CCIM, SIOR

402.778.7530

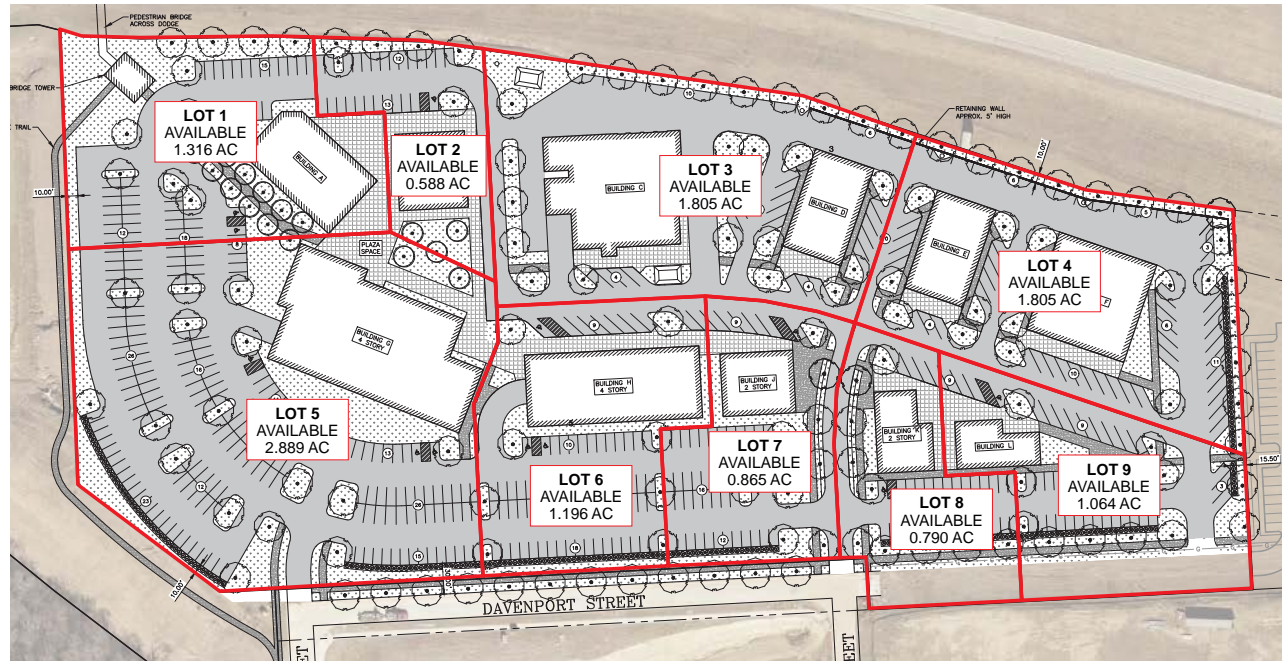
tkerrigan@investorsomaha.com



* INDIVIDUAL MEMBERS

LOT INFORMATION

LOT	LOT SIZE (Acres)	PRICE (PSF)	TYPE/USE
1	1.316 AC	\$25.00	Commercial
2	0.588 AC	\$25.00	Commercial
3	1.805 AC	\$25.00	Office
4	1.805 AC	\$25.00	Commercial
5	2.889 AC	\$25.00	Office
6	1.196 AC	\$25.00	Office
7	0.865 AC	\$25.00	Commercial
8	0.790 AC	\$25.00	Commercial
9	1.064 AC	\$25.00	Commercial



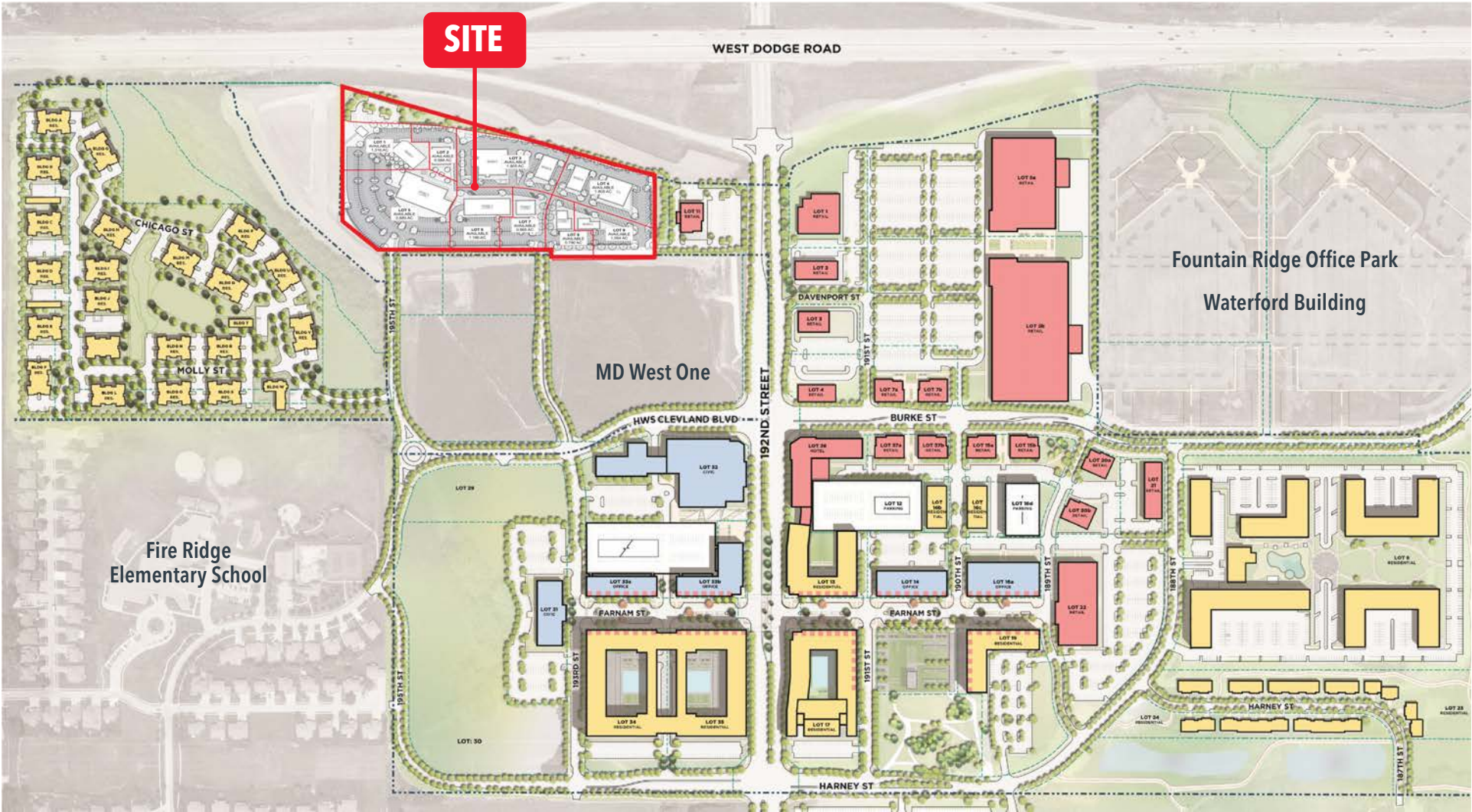
- » An amazing opportunity awaits to be part of the Avenue One neighborhood at the gateway to West Omaha. Avenue One presents the last remaining high visibility office ground fronting on West Dodge Road. A total of 12.13 acres with flexible lot lines is available to build your ideal office space for your company. The site is mass graded with infrastructure in place and a water detention area off-site. 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.
- » The West Dodge Road corridor has always been the top location for many of Omaha's leading companies including Tenaska, First National Bank, Bank of the West, Home Instead, and many more, and has seen new Class A office construction in the recent past from Union Bank & Trust, Baxter Auto Group, Bridges Trust, and more.



OFFICE GROUND LOTS



SITE PLAN



WEST DODGE PEDESTRIAN BRIDGE | Stress Ribbon



AVENUE ONE
192ND & W. DODGE ROAD

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

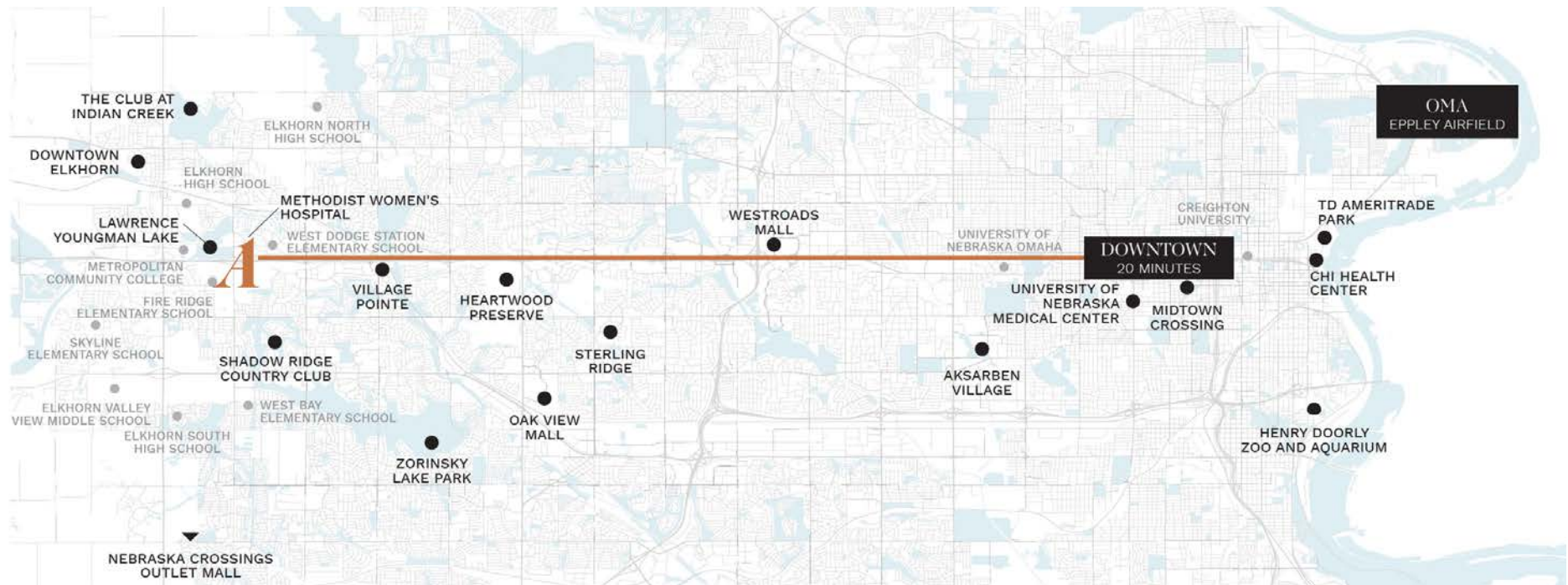
Avenue One is high and sightly and provides great views of Lawrence Youngman Park, located to the north. To accommodate the increase in traffic and improve the mobility and safety of travelers, construction will begin at 192nd & W Dodge Rd on Omaha's first Diverging Diamond Interchange.

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 COMMUNITY

LIVE

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

WORK

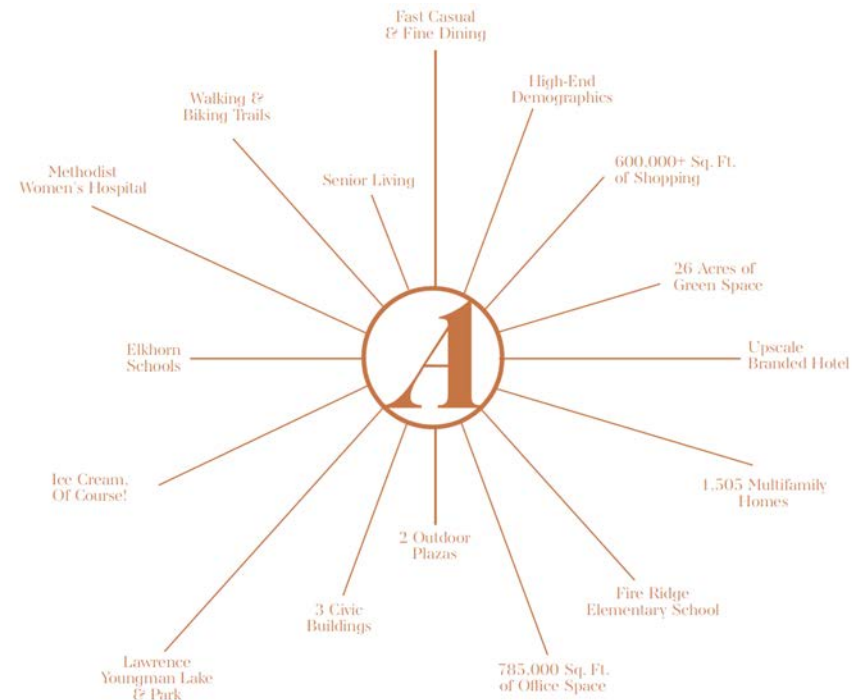
- » 785,000 SF of office space
- » 5-story hotel
- » Medical offices

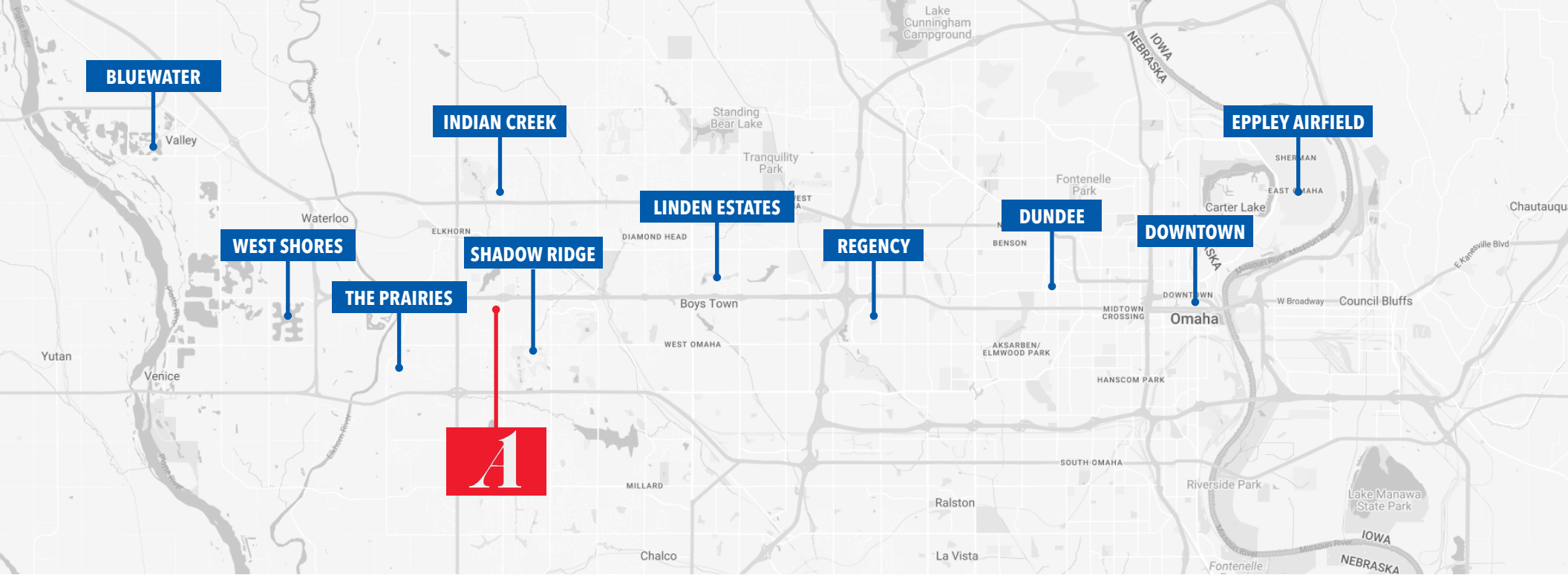
PLAY

- » 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



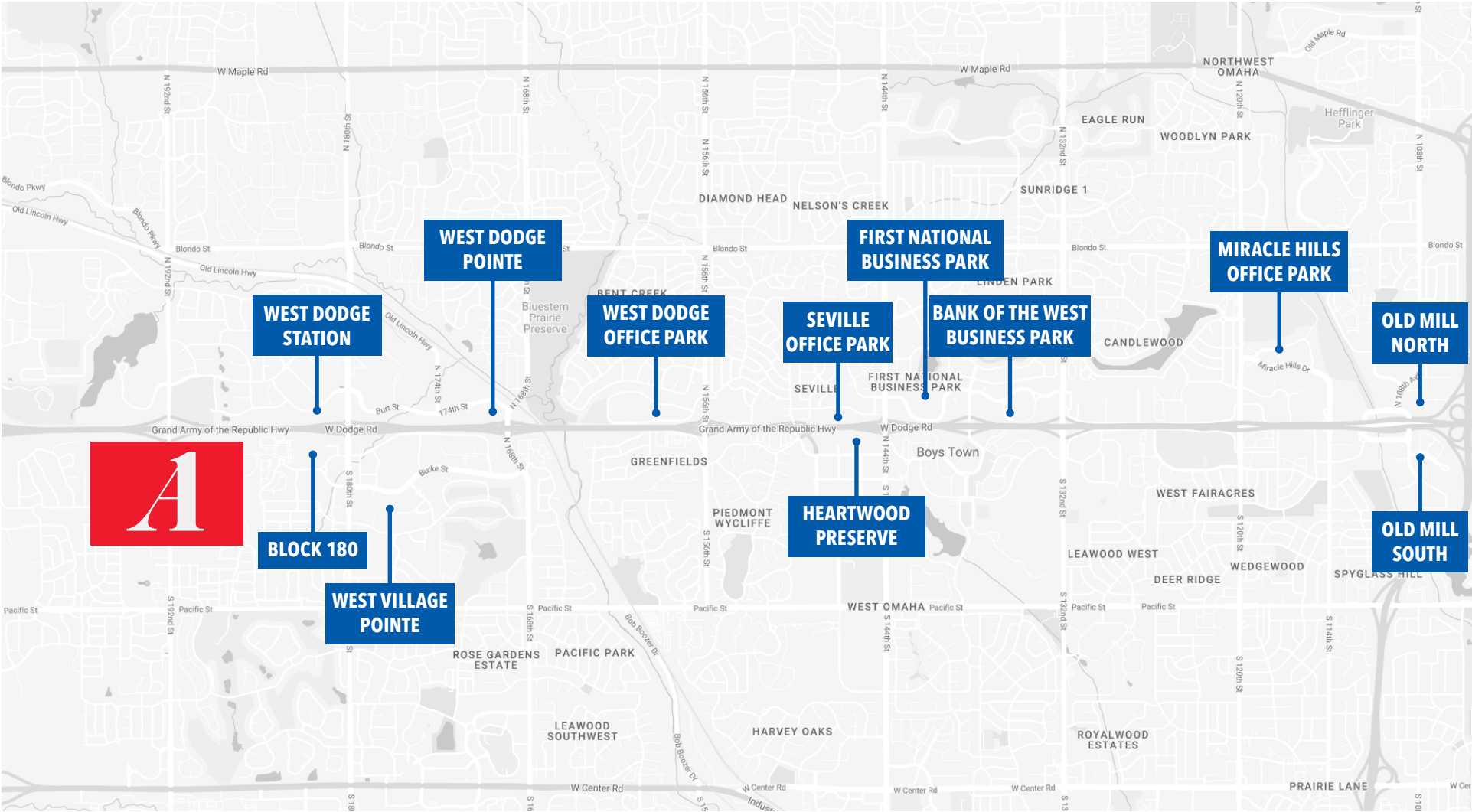


DRIVE TIME MAP (MINUTES)

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



OFFICE PARKS ALONG W. DODGE ROAD





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:

BERKSHIRE HATHAWAY INC.



Kiewit



Mutual of Omaha



OPERATIONAL HEADQUARTERS/DIVISIONS:



MetLife



SCoulAR

FORTUNE 1,000:



Green Plains



POPULATION

	5 Minutes	10 Minutes	15 Minutes
Population	31,522	154,356	331,792
Total Employees	23,843	82,347	187,666
Median Household Income	\$121,882	\$109,548	\$95,357
Average Household Income	\$161,375	\$144,616	\$126,284



AVENUE ONE
192ND & W DODGE RD

70%

With a Bachelor's Degree

28%

With an Advanced Degree

33-36

Median Age Range

\$520,000

Average Home Price

Compared to \$295,000 in Omaha metro

10,000

New Residents Each Year

12,295

Projected New Residences
within a 5-Minute Drive

Statistics sources: Neighborhood scout Report & Omaha MSA