

# TIBURON RIDGE

0.892- 1.406 ACRES | \$12.00 - \$16.00 / SF

HWY 370 & 180TH , PAPILLION, NE 68028

S 180th St

S 180th St

  
**TIBURON RIDGE**  
*Apartments*

Retail  
Bays

**LOT 6**  
1.010 AC

Salon  
Suites

**LOT 8**  
1.061 AC

**LOT 9**  
1.028 AC

**LOT 10**  
0.892 AC

**LOT 11**  
1.174 AC

  
Christian  
Brothers  
Automotive

**LOT 3 LOT 2**  
1.050 AC 1.050 AC

  
**METHODIST**  
HEALTH SYSTEM  
Methodist  
Clinic

**LOT 16**  
1.237 AC

  
Elite  
Learning  
Academy & Preschool

**LOT 2  
REPLAT 3**  
1.406 AC

Hwy 370

Hwy 370

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 **POWERBROKER**  
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THE COUNSELORS  
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## EXECUTIVE SUMMARY

<b>SALE PRICE :</b>	<b>\$12.00-\$16.00 PSF</b>
Available Lot size AC :	0.892 AC- 1.406 AC
Available Lot size SF:	38, 856 SF- 61, 245 SF

## PROPERTY OVERVIEW

Thousands of new residential houses starting along Hwy 370

## PROPERTY HIGHLIGHTS

- Nearby access to Interstate I-80
- Hwy 370 frontage/signage
- New Gretna East High School less than one mile away
- 10 Minute or less drive to Nebraska Crossing, Gretna Crossing Park, and Southport

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## HWY 370 & 180TH

### AVAILABLE LOTS

STATUS	LOT #	SUB-TYPE	SIZE	PRICE	ZONING
Available	2- Frontage	Retail	1.05 Acres	\$16.00 / SF	GC
Available	3- Frontage	Retail	1.05 Acres	\$16.00 / SF	GC
Available	16- Frontage	Retail	1.237 Acres	\$16.00 / SF	GC
Available	2- Replat 3- Frontage	Retail	1.406 Acres	\$16.00 / SF	GC
Available	6	Retail	1.01 Acres	\$12.00 / SF	GC
Available	8	Retail	1.061 Acres	\$12.00 / SF	GC
Available	9	Retail	1.028 Acres	\$12.00 / SF	GC
Available	10	Retail	0.892 Acres	\$16.00 / SF	GC
Available	11	Retail	1.174 Acres	\$16.00 / SF	GC



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# HWY 370 & 180TH

## RETAILER MAP



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# HWY 370 & 180TH

## AREA DEVELOPMENT MAP



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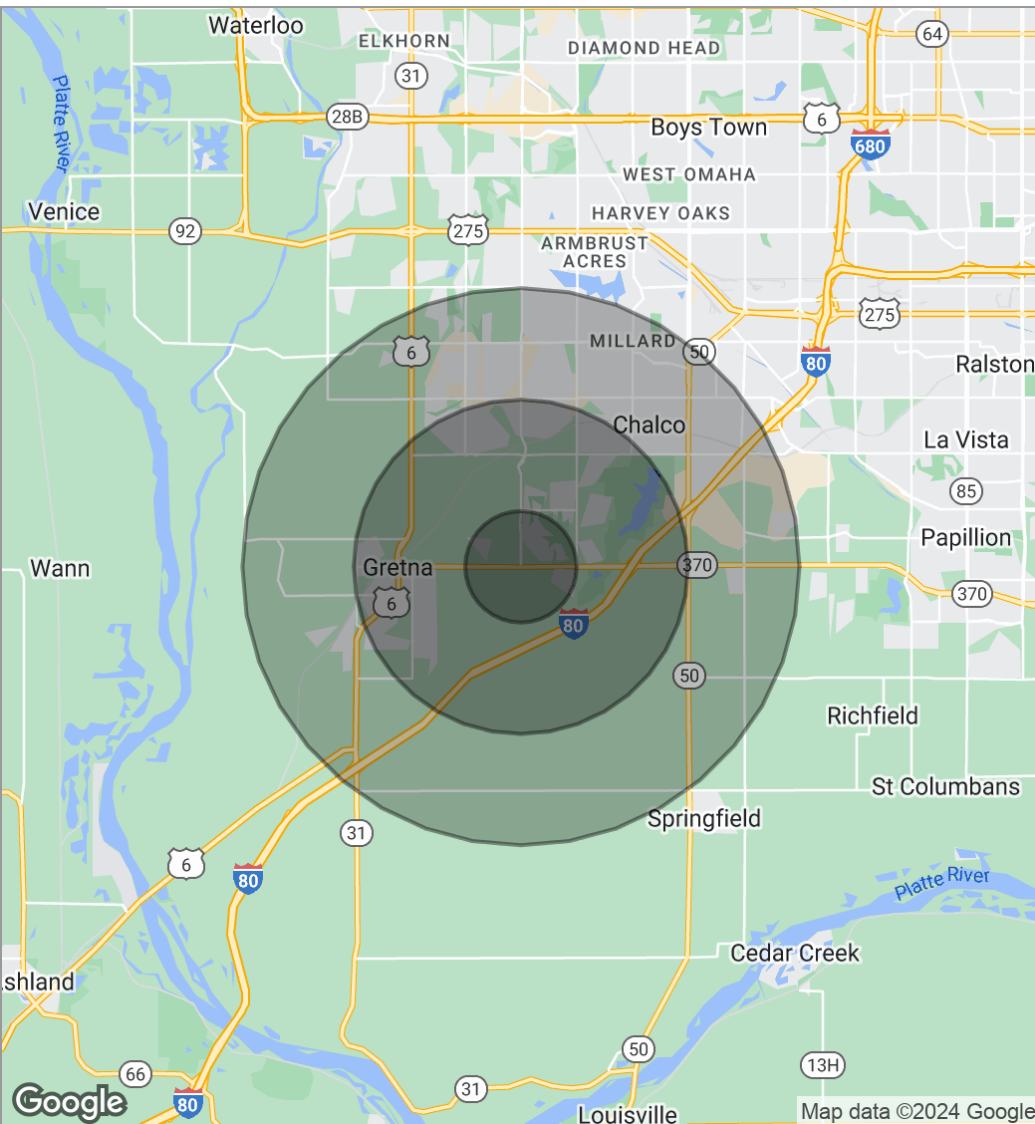
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# HWY 370 & 180TH

## DEMOGRAPHICS MAP



### POPULATION

	1 MILE	3 MILES	5 MILES
Total population	2,057	26,790	79,059
Median age	36.5	34.4	36.0
Median age (Male)	37.9	34.2	35.2
Median age (Female)	34.7	34.9	37.2

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	727	9,179	28,375
# of persons per HH	2.8	2.9	2.8
Average HH income	\$139,298	\$117,827	\$117,832
Average house value	\$318,937	\$269,423	\$248,610

*\* Demographic data derived from 2020 ACS - US Census*

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