

120th Street & Highway 370
Papillion, Nebraska



Mixed-Use development
opportunity next to Werner Park!

LOCATION...VISION...ENERGY



REAL ESTATE
SERVICES, INC.



**WORLD
GROUP**
Commercial Real Estate

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Werner Park

- 8,600 capacity world-class ball-park located on 30 acres of land in the heart of the development district
- Anticipated annual baseball attendance over 525,000
- Concerts and special events expected to boost attendance to over 650,000



◆ Pennant Place Development Area ◆

Acreage

- Approximately 310 acres

Features

- 2 Hotel Sites totaling 300 rooms
- 310,000 square-foot dining and entertainment district
- Exclusive second-story executive/medical office
- 50,000 square-foot entertainment anchor
- Health club and service retail/office adjacent to stadium
- 265,000 square-foot power center theater anchor

- Abundant parking 5.5/1000 square feet average

- Controlled access intersections from Highway 370

Style

- Family oriented entertainment district
- Architecture features clean and contemporary lines with functional and simple styling utilizing exposed metalwork

Additional Feature

- Retirement community

◆ About Omaha ◆

Advantage Omaha

- 9.4% growth 2000-2010
- 1.2 million population within 60-mile radius
- 35% of population under age 35
- One of the U.S. metros least touched by recession - *BusinessWeek*
- America's fastest recovering city - *Forbes Magazine*

Greater Omaha

- \$67,576 average household income - Expected to increase 10% by 2014 - Sarpy County \$71,867 median HHI
- Top 10% nationally in educational attainment
- Home to nine Fortune 1000 companies

Sarpy County Statistics

- Papillion is the second fastest growing city in Nebraska with a 30% population increase between 2000 and 2006
- Papillion is located in Sarpy County, the fastest growing county in Nebraska
- Papillion ranked #3 best place to live in the United States - *CNN Money*
- Average household income for Sarpy County is \$77,062
- 13.27% reduction in the city tax rate over the past three years and a 39% increase in property value since 2003
- Major employers in Sarpy County include: Offutt Air Force Base, PayPal and TD Ameritrade

Additional Information

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120th Street & Highway 370, Papillion, Nebraska

The Pennant Place development area brings together a combination of exceptional access, geography, location, demographics and planned growth. Add a recently completed world-class ball-park for the AAA Omaha Storm Chasers professional baseball team in the center of the development area and you have a recipe for immediate success. Pennant Place is designed to blend the feel of an

urban pedestrian streetscape with the ease of vehicle centered entertainment facilities. With a pro-business climate and large-scale retail opportunities, Pennant Place is sited for maximum access and sales per square foot. This area is ready for pre-leasing and development. Pennant Place is location, vision, experience...and success.

“Providing a fully developed mixed-use development plan designed to create a consumer experience that is unlike any other.”

◆ See additional pages for more information.

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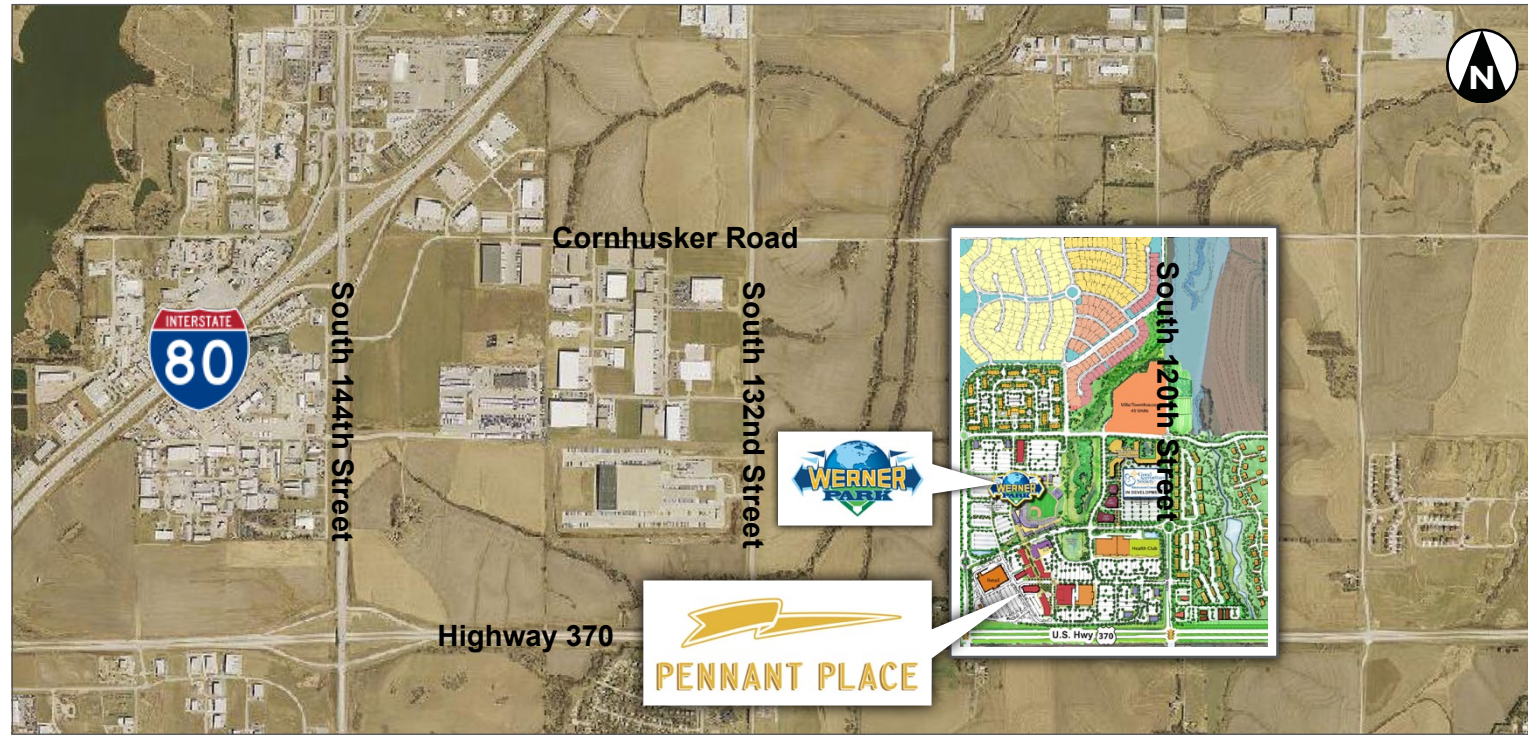
120th Street & Highway 370



Papillion, Nebraska

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◆ Aerial Photograph ◆



◆ Demographics ◆

Primary Market (Radius)	5 mile	7 mile	10 mile	15 mile
Population	124,621	237,144	328,281	741,178
Household	43,867	83,895	161,464	273,855

Household Income (Radius)	5 mile	7 mile	10 mile	15 mile
Median	\$85,197	\$83,320	\$76,639	\$65,669
Average	\$87,456	\$88,769	\$81,811	\$68,949

Age (Radius)	5 mile	7 mile	10 mile	15 mile
Median	33.3	35.0	35.3	34.2

Daily Site Traffic Volume (Hwy 370)	2010	2015	2020
Vehicle Count	19,600	22,400	25,600



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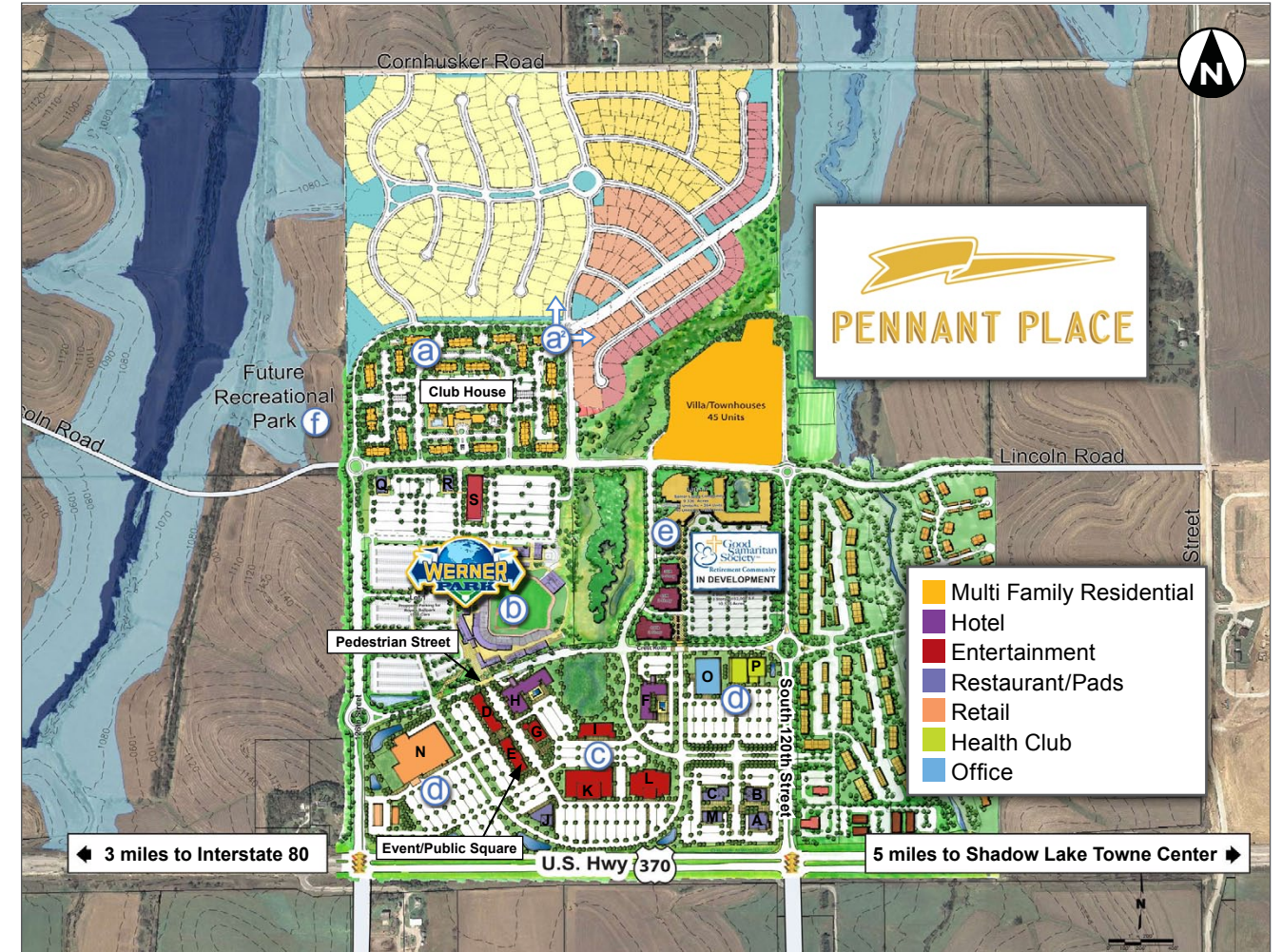
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◆ Availability ◆



RESIDENTIAL DEVELOPMENT
 20 Buildings (2 To 3 Levels Each)
 360 Units Total
 Parking 725 Spaces
 Ratio 2.0 Spaces/Unit
 21.6 Acres

Master Planned Residential Development
 131 Single Family Medium Density Lots
 105 Single Family Lots
 46 Residential Townhomes
 590 Apartment Units

FUTURE HIGH QUALITY SINGLE FAMILY SUBDIVISION

BALL PARK SITE
 Q/R Restaurant 20,000 sf
 S Service Retail/Office 25,000 sf
 Parking 800 Spaces
 Ratio 18/1000 sf
 8.0 Acres

ENTERTAINMENT SITE

A Restaurant	10,000 sf
B Restaurant	10,000 sf
C Restaurant	10,000 sf
D Entertainment	18,000 sf
E Entertainment	15,000 sf
F Hotel	60,000 sf (150 keys)
G Entertainment	10,000 sf
H Hotel	60,000 sf (150 keys)
I Entertainment	18,000 sf
J Restaurant	10,000 sf
K Anchor Entertainment	50,000 sf
M Restaurant	10,000 sf
Professional Office Total	25,000 sf

Parking 1403 Spaces
 Ratio 5.5/1000 sf (With Hotels)
 Ratio 7.4/1000 sf (Without Hotels)
 31.4 Acres

RETAIL SITE

L Theater or Retail	43,000 sf
N Retail/Grocer	84,000 sf +20,000 sf expansion
O Office	33,000 sf
P Health Club	36,000 sf
Parking	1225 Spaces
Ratio	5.1/1000 sf
Acres	28.5 Acres

GOOD SAMARITAN RETIREMENT COMMUNITY
 Under Development

FUTURE RECREATIONAL AREA
 130 Acre Recreational Lake
 Sports, Leisure and Family Amenities
 Developed by Nebraska NRD



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