



LOTS 3A & 3B NORMANDY HILLS | BELLEVUE, NE 68123

**5.6± ACRES ZONED FOR MULTI-FAMILY
FOR SALE: \$540,000**

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Offering Summary

Discover the Perfect Development Opportunity in Bellevue, Nebraska!

Introducing Lots 3A & 3B in the sought-after Normandy Hills neighborhood - your ticket to success in the booming real estate market. These prime lots offer a remarkable chance for both single-family or multifamily development, thanks to their "O2 - Multifamily" zoning. Strategically located next to the prestigious Normandy Hills & Grenoble apartments - boasting a total of 96 units across 4 buildings - these lots are ready to be transformed into thriving properties. Enjoy unbeatable convenience with easy access to Highway 75 and Offutt Air Force Base, ensuring strong rental demand and high occupancy rates, as demonstrated by the neighboring apartment communities. Seize this golden opportunity to lead Bellevue's newest multifamily development project. Secure your future success with Lots 3A & 3B today!



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SITE DETAILS

Site Area: 244,129 SF / 5.6044 Acres

Frontage: 695 Feet (Normandy Blvd)

Zoning District: O2 - Multi-Family

Annual Taxes: \$3,665.64 (2022)

Parcel Number: 010505032

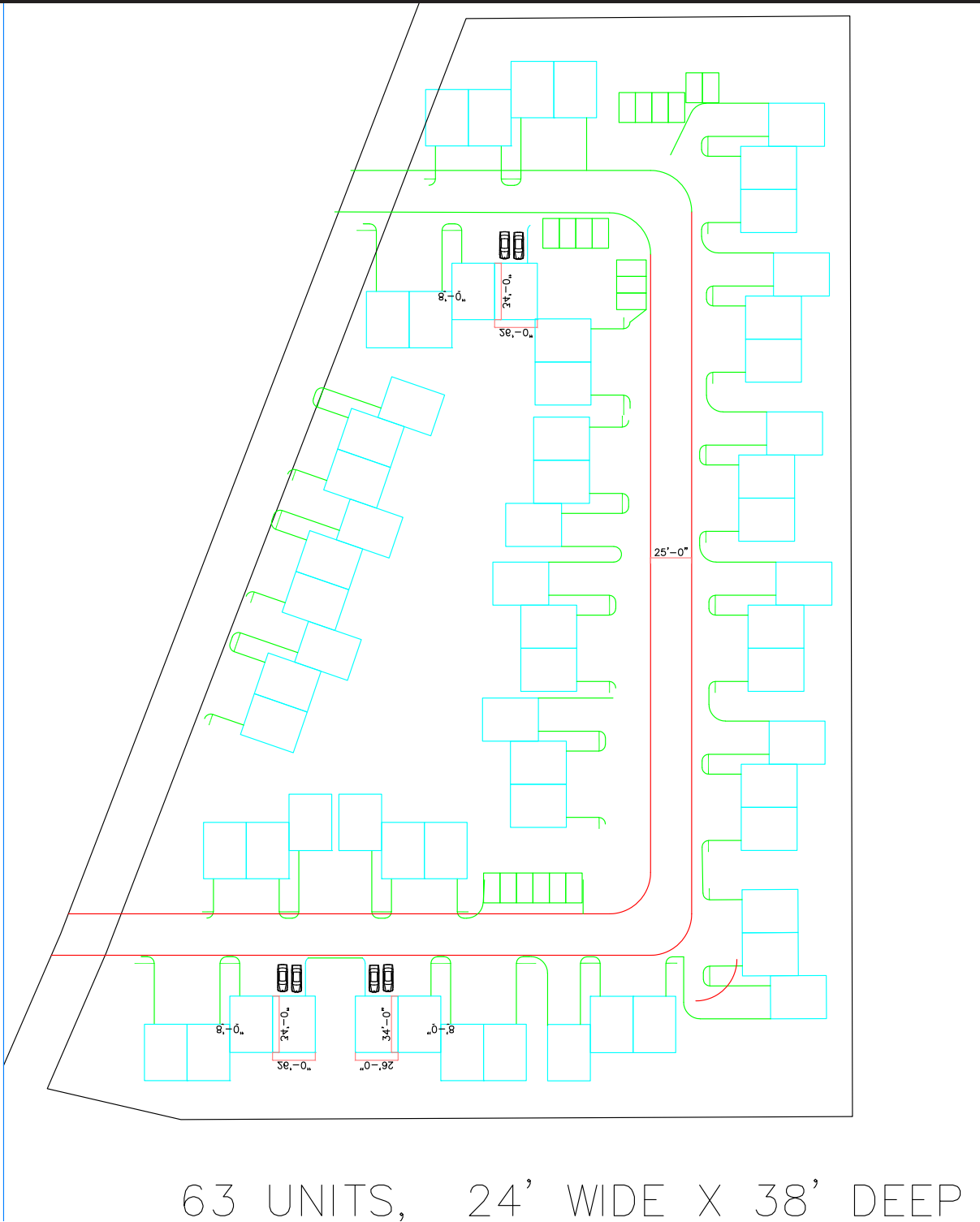
Legal Description: LOTS 3A & 3B NORMANDY HILLS

SALE OVERVIEW

Offering Price: \$540,000

Price per SF: \$2.21

Price per Acre: \$96,352.87

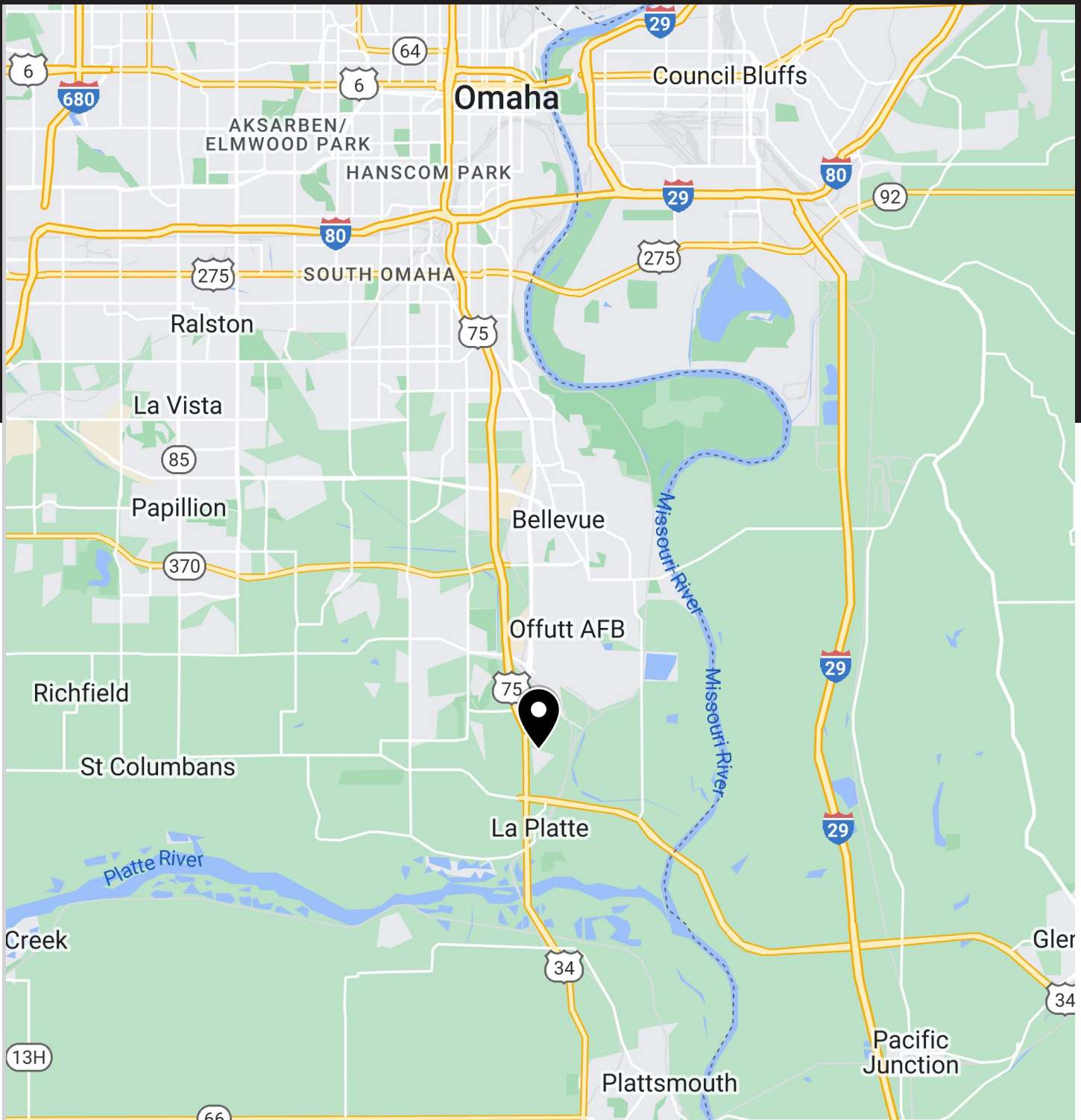


63 UNITS, 24' WIDE X 38' DEEP

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Key Facts

14733-14841 Normandy Blvd
Ring of 1 mile

KEY FACTS

2,076

Population

33.2

Median Age

2.3

Average Household Size

\$103,044

Median Household Income

BUSINESS



13

Total Businesses



239

Total Employees

INCOME



\$103,044

Median Household Income



\$42,537

Per Capita Income



\$192,567

Median Net Worth

EDUCATION

2%

No High School Diploma



22%

High School Graduate



27%

Some College



50%

Bachelor's/Grad/Pr of Degree

EMPLOYMENT



71.9%

White Collar



Blue Collar



Services

13.8%

1.1%

Unemployment Rate

14.5%

Households By Income

The largest group: \$100,000 - \$149,999 (35.1%)

The smallest group: <\$15,000 (3.7%)

Indicator ▲	Value	Diff	
<\$15,000	3.7%	-0.7%	
\$15,000 - \$24,999	6.4%	+1.5%	
\$25,000 - \$34,999	4.4%	+0.3%	
\$35,000 - \$49,999	6.6%	-2.2%	
\$50,000 - \$74,999	8.7%	-7.0%	
\$75,000 - \$99,999	16.0%	-2.1%	
\$100,000 - \$149,999	35.1%	+11.2%	
\$150,000 - \$199,999	13.2%	+2.5%	
\$200,000+	5.6%	-3.8%	

Bars show deviation from Sarpy County

This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2022, 2027.

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Call, text, or email Landlord's Agent to inquire about the property today!