

LAND FOR SALE

7700 S. 19th Circle | Bellevue, NE 68147 | \$8/Sq.Ft.

5.6 Acres



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SAGE CAPITAL
REAL ESTATE

PROPERTY HIGHLIGHTS

Location: Chandler Rd & S 19th Circle, Bellevue, NE 68147

Size: 5.6 acres

Price: \$1,750,000 - \$8/Sq. Ft.

County: Sarpy (City of Bellevue)

Zoned: BGH – Heavy General Business, with PCO (Planned Center Overlay)

Street frontage (about): Chandler Rd ~420 ft, S 19th Circle ~550 ft, Kennedy Ave ~390 ft, S 22nd St ~140 ft.

Flood zone: Minimal flood hazard (not in a FEMA flood hazard area)

Utilities: Sanitary sewer mains are next to the site.

Intersection: Chandler Rd & S 19th Circle, near the HWY 75 / Chandler Rd interchange

DESCRIPTION

5.6 acres of commercial land in Bellevue's Kennedy Town Center. It's zoned BGH (Heavy General Business) within a Planned Center Overlay and has about 1,500 feet of combined frontage on four streets: Chandler Road, S 19th Circle, Kennedy Avenue and S 22nd Street. The HWY 75 / Chandler Road interchange is less than a quarter mile away, putting downtown Omaha about 15 minutes north and Offutt AFB minutes south. The site is outside the flood hazard area, and sanitary sewer runs next to it. Located in an established retail corridor. At this size, the site fits a car dealership, retail center, restaurant pad, service business or office campus.

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