



For Sale

The Tower District - Lots 84th & Highway 370

A charming, walkable mixed-use community

- Multi-family development
- Senior living residences
- Residential homes
- Office components
- Street level and free-standing retail



Accelerating success.

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Design Inspiration:

The Tower District has been thoughtfully planned to be a charming, walkable urban neighborhood fitting for any age, race, income and use.



Opportunity

The Tower District established a goal of encouraging a variety of household types and income levels within the neighborhood, from millennials, young professionals, and families to empty nesters, retirees, and seniors. Residential options will range from apartments, “missing middle” typologies, and townhomes to cottage homes, village homes, and estate homes. These uses will be interconnected by a robust mobility network equally serving the needs of pedestrians, bicyclists, and vehicles. To compliment the residential and commercial offerings, the neighborhood will be interspersed with a network of plazas, greenspace, parks, natural greenways, and trails, all designed to encourage outdoor activity within the neighborhood.

Location

The Tower District is located on the northwest corner of the intersection of 84th Street and Highway 370, a high-volume intersection that is located approximately one mile south of Downtown Papillion, in an area experiencing significant new development. This prime site contains rolling hills and the iconic, butterfly adorned Papillion Water Tower, a symbol of highpoint that can be seen for miles.

Unique Destination

The goal of the plan was to create a development framework that will establish a charming, walkable urban neighborhood, “a city within a city,” where people will want to live, work and play.

Price \$7.00 - 24.00 / SF*

* Commercial price, please call for residential lot information.

Key Highlights

- Town square feel with a modern approach
- Located in the fastest growing county in the State of Nebraska
- Project has strong support of City and community leadership

Papillion. You're in great company.

Business Partnership






- Lowest city tax levy in the metro area
- No restaurant tax
- Clearly defined building and design standards
- Commercial plan reviews completed within 2 to 4 weeks
- Courtesy plan reviews prior to building permit application
- Single family residence plan reviews completed within 5 to 7 business days

National Recognition

- Named to Money Magazine's Best Places to live seven consecutive times
- Voice of the People award winner for Built Environment
- Business Week's #1 Best Place to Raise Kids
- Livability.com's #1 Best Small Town in America
- Business Week's #2 Best Affordable Suburb in the Country

Recognizable businesses that have significant presence in Papillion:



Demographic Info		1-mile	3-mile	5-mile	Omaha MSA	State of Nebraska	United States
	2020-2025 Population Growth %	8.0%	8.0%	7.4%	4.9%	3.1%	2.9%
	2020-2025 Household Growth %	7.6%	7.4%	6.9%	5.3%	3.6%	3.7%
	2020-2025 Median Household Income Growth %	18.0%	16.9%	16.9%	16.8%	16.0%	16.6%
	Any College (Some College or Higher)	75.0%	77.2%	72.2%	68.4%	65.8%	61.8%
	College Degree+ (Bachelor Degree or Higher)	41.7%	45.3%	38.7%	37.0%	32.8%	33.2%
	Unemployment Rate	2.2%	2.3%	2.4%	2.6%	2.3%	4.7%
	Owner-Occupied Median Home Value	\$207,270	\$232,507	\$206,106	\$181,056	\$161,881	\$229,703
	Renter-Occupied Median Rent	\$766	\$866	\$841	\$764	\$678	\$898



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