

Twin Creek

Regional - Mixed Use Development

Highway 370 Expressway and 36th Street
Papillion and Bellevue, Nebraska

Eastern Sarpy County's Finest Active Community Center

- **Located in southern portion of Omaha, Nebraska metropolitan area** - MSA population 865,000
 - **5 minute drive time** - 38,604 population - \$72,284 average household income
 - **10 minute drive time** - 147,000 population - \$67,351 average household income
 - **20 minute drive time** - 567,466 population - \$63,802 average household income
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Twin Creek Village

Residential

Retail, Restaurant and Entertainment

Office, Medical and Professional

Hotel and Conference/Event Center

Total Site Size: 85 acres (35% built out) – 45.35 acres planned for new development

- \$40,000,000 existing valuation & \$42,000,000 committed new construction 2014 start
- Existing - Twin Creek Cinema – 16 screen theater - (1,000,000 customers/year)
- Existing – 60,000 sq. ft. Class “A” business, professional and medical offices
- Existing - Pavilions at Twin Creek – 240 unit Class “A” residential apartments
- Existing – Culvers restaurant
- Starting spring 2014 - Trailside Apartments - 240 Class “A” units – start spring 2014
- Starting summer 2014 - Courtyard by Marriott
- Starting summer 2014 - Bellevue Conference Event Center
- Planned – Main Street - Retail, Restaurant and Entertainment District
- Adjacent to hub of 140 mile of paved recreational trail system
- Adjacent to Bellevue Soccer Club – 12 fields – 1,200 families
- Adjacent to Twin Creek Plaza Shopping Center

Twin Creek Plaza Shopping Center

Grocery, Major Retail and Restaurant

Total Site Size: 52 acres (95% built out) – 3.58 acres available for development

- Target Store
- Baker's grocery store – Kroger's No. 1 in Nebraska - (1,150,000 customers/year)
- Hallmark – top 10 in region
- Many other national and regional restaurants and retail

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Residential
Business, Professional and Medical Offices
Hotel and Conference/Event Center
Retail, Restaurant and Entertainment

- **85 acres** - \$40,000,000 existing valuation – 35% built out
 - **25 acres committed new development** - \$42,000,000 total new investment – starting 2014
 - **45.35 acres planned new development** - pad ready, zoned with utilities and streets complete
 - **5 minute drive time** - 38,604 population - \$72,284 average household income
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Village Office Park - ***Business, Professional and Medical Office Park***

- 6 acres (70% built out)
- 60,000 sq. ft. Class “A” existing multistory office and medical
- 3 acre site (pad ready) for additional 25,000 sq. ft. office/medical

Village Hotel and Bellevue Conference/Event Center

- 8 acre site (pad ready) for planned hotel and conference/event center
- \$8,000,000 City of Bellevue Conference Center – Fall 2015 grand opening
- \$14,000,000 Courtyard By Marriott – Fall 2015 grand opening

Village Shops and Entertainment District – ***Restaurant, Retail, Theater and Entertainment***

- 30 acres (40% built out) - building sites pad ready, zoned - utilities and streets complete
- Existing - Marcus Theaters 16 screen cinema (1,000,000 annual attendance)
- Existing - Culvers Restaurant
- 18.35 acre site for planned Twin Creek Village restaurant, retail and entertainment district

Village Residential – Multifamily and senior congregant Housing

- 30 acres (40% built out) – buildable sites pad ready, zoned - utilities and streets installed
- Existing - SC Bodner 240 unit 4-story Class “A” apartment (Pavilions at Twin Creek)
- Starting spring 2014 – Trailside Apartments 240 units Class “A” multifamily

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Highway 370 Expressway and 36th Street
Papillion and Bellevue, Sarpy County, Nebraska

Population:

- Sarpy County makes up southern portion of 865,000 Omaha, Nebraska MSA
- 147,000 population – within ten minute drive time to Twin Creek
- Twin Creek is 15 minutes from Omaha’s downtown central business district
- Sarpy County - one of top 500 counties in the nation for growth each of last 18 years
- Bellevue and Papillion are the primary population centers in Sarpy County
- Bellevue is Nebraska’s third largest city
- Papillion – Forbes 3rd best US city to live in
- Underserved and growing population
- Home of Offutt Air Force Base – StratCom HQ – 55th Air Wing – Global Weather Command

Located on Highway 370 Expressway and 36th Street:

- Hwy 370 Expressway is the primary east-west traffic corridor in Sarpy county and the southern loop for Omaha metropolitan area
- Hwy 370 Expressway & 36th Street is second most traveled intersection in Sarpy County
- Hwy 370 Expressway connects to the Kennedy Freeway/Hwy 75 Expressway (1.5 miles east); I-29 in Iowa to the east and I-80 in Nebraska (8 miles west)
- Major new Missouri River Bridge for Hwy 34 (under construction – (fall 2014 completion) will link I-29 and Kennedy Freeway/Hwy 75 and I-80
- Hwy 75 Expressway connection to Plattsmouth and Nebraska City currently under construction

Retail Hub – 370 Expressway and 36th Street:

- 52 acre Twin Creek Shopping Center
- 30 acre Twin Creek Village
- Bakers Grocery Store (1.15 million customers/year)
- Target Store
- Many other retail and restaurant venues and adjacent Daniel’s Crossing

Entertainment and Recreational Hub:

- 16-screen Twin Creek Cinema (1,000,000 annual attendance)
- Twin Creek Main Street - 18 acres of pad ready ground for entertainment/retail/restaurant
- Bellevue Soccer Club (12 fields) (1,200 families participating) - adjacent to Twin Creek Village
- 140 miles of metropolitan paved hike/bike trails intersect at Twin Creek Village
- Fontenelle Forest Nature Center and 2,000 nature preserve with trails -10 minutes northeast
- Regional Softball Complex (national and international team competition) -10 minutes southeast
- Sarpy County Baseball Stadium (Omaha Royals AAA baseball) – 10 minutes west

- World class Henry Doorly Zoo and Lauritzen Gardens – 10 minutes north
- TD Ameritrade Park, downtown Omaha (new home of the College World Series) and Century Link Convention Center - 15 minutes north
- Ralston Arena – 15 minutes to the northwest

Twin Creek

Medical Hub:

- New Hospital (Bellevue Medical Center) at 370 Expressway and 25th Street
- Alegent Creighton Medical Associates - 25,000 sq. ft. clinic in Twin Creek Village
- Alegent Creighton Health Systems - 22,000 sq. ft. clinic and emergicare adjacent to Twin Creek
- Various other medical offices and medical services in and around Twin Creek
- 3 contiguous acres of pad ready ground in Twin Creek Village for additional medical offices

Business Hub:

- 390,000 sq. ft. of office within one mile radius of Twin Creek and 1,100,000 sq. ft. in Bellevue
- Regional headquarters - Lockheed-Martin and Northrop-Grumman within 1 mile radius
- Existing 60,000 square feet of Class “A” multi-story offices in Twin Creek Village
- 3 contiguous acres (pad ready) - Twin Creek Village Office - business and professional offices

Offutt Air Force Base and StratCom Global Headquarters:

- Largest employer in the State - \$2.5 billion contributed annually to local economy
- 4 minute drive from main gate to Twin Creek Village
- Existing StratCom Headquarters (U.S. Strategic Command) with new headquarters building under construction - 915,876 sq. ft. - \$1.1 billion project - began 2012 - 4 year build
- Existing Air Force Weather Agency (80,000 sq. ft. facility)
- Air Force 55th reconnaissance wing - approximately 11,000 active duty military
- Regional location of new satellite forensics laboratory for the Joint POW-MIA Accounting Command National Forensics Lab.

Banking Hub:

- Five major regional or national banks or within 1/4 mile radius of Twin Creek
- Two national banks and one national credit union in Twin Creek
- Pad ready ground in Twin Creek Village for additional banking facilities

Significant concentration of multi-family complexes:

- Pavilions at Twin Creek is 240 unit Class “A” four story multi-family completed in 2009
- Trailside Apartments (spring 2014 start) 240 unit Class “A: multi-family
- More than 1,000 full time residents will be living in Twin Creek Village
- Will be more than 1,240 multifamily units within ½ mile radius of Twin Creek

Significant concentration of hotels:

- Four hotel complexes constructed in the last four years within two miles of Twin Creek
- Hampton Inn, Holiday Inn Express, Candlewood Suites, Microtel and Value Place
- Planned development of hotel and conference/event center facility in Twin Creek Village