



KEY FACTS & FIGURES AT A GLANCE

- 500 acres situated at one of the busiest areas in the region, from Dodge Street south past Pacific Street; from 144th as far west as 153rd Street; Designed for living, working, shopping, and playing
- The plot was farmland for 70 years — Boys Town — and was not developed as the cityscapes were built around it
- Located at the center of an excellent demographic spread, with major east-west transportation connection; Over 141,000 vehicles a day pass the site on two of Omaha's busiest thoroughfares
- Roughly 80 acres devoted to green space such as parks and open spaces
- Approximately eight miles of paths and open trails
- A nursery for the propagation and health of over 10,000 trees
- Ample free parking, much of which will be underground
- Indoor and outdoor community spaces, including a farmers market
- 300 room hotel / catering facility
- 500,000 square feet of top retail space — filling up daily
- 1.65 million square feet of Class A office space
- 1,630 multi-family units of several sizes and price levels, all beautifully conceived and built
- 430 single-family homes
- Amphitheater with seating anticipated for up 6,500

ECONOMIC IMPLICATIONS

- Tax base — a most advantageous effect
- Hundreds of jobs in construction, landscaping, ancillary services
- Thousands of new jobs in the various facilities themselves
- Will accommodate up to 2,000 Applied Underwriters employees in new operations campus
- Community real estate and property anchor for the immediate area

Visit Heartwood Preserve's website at: www.HeartwoodOmaha.com

For further information, or to set interviews please contact:

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HEARTWOOD
PRESERVE



1.65 MILLION
Square Feet of Office Space



500,000
Square Feet of Retail



300 ROOM
Full Service Hotel



1,630
Multi-Family Residential



430 UNITS
of Single Family Homes



80 ACRES
Parks and Open Space



8 MILES
of Paths and Open Trails



300 UNITS
of Assisted Living