

Bishop Heights

Lincoln, Nebraska



SCOTT REHORN
Managing Partner
480.556.7722
SRehorn@REDdevelopment.com

SHANE STEPHENS
Senior Vice President, Leasing
480.624.5530
SStephens@REDdevelopment.com



BISHOP HEIGHTS

Amidst Lincoln's most affluent and desirable neighborhood will soon be a vibrant gathering place featuring a dynamic mix of retail, restaurant and residential providing residents with easy access to bike paths, walking trails, community parks, and more.

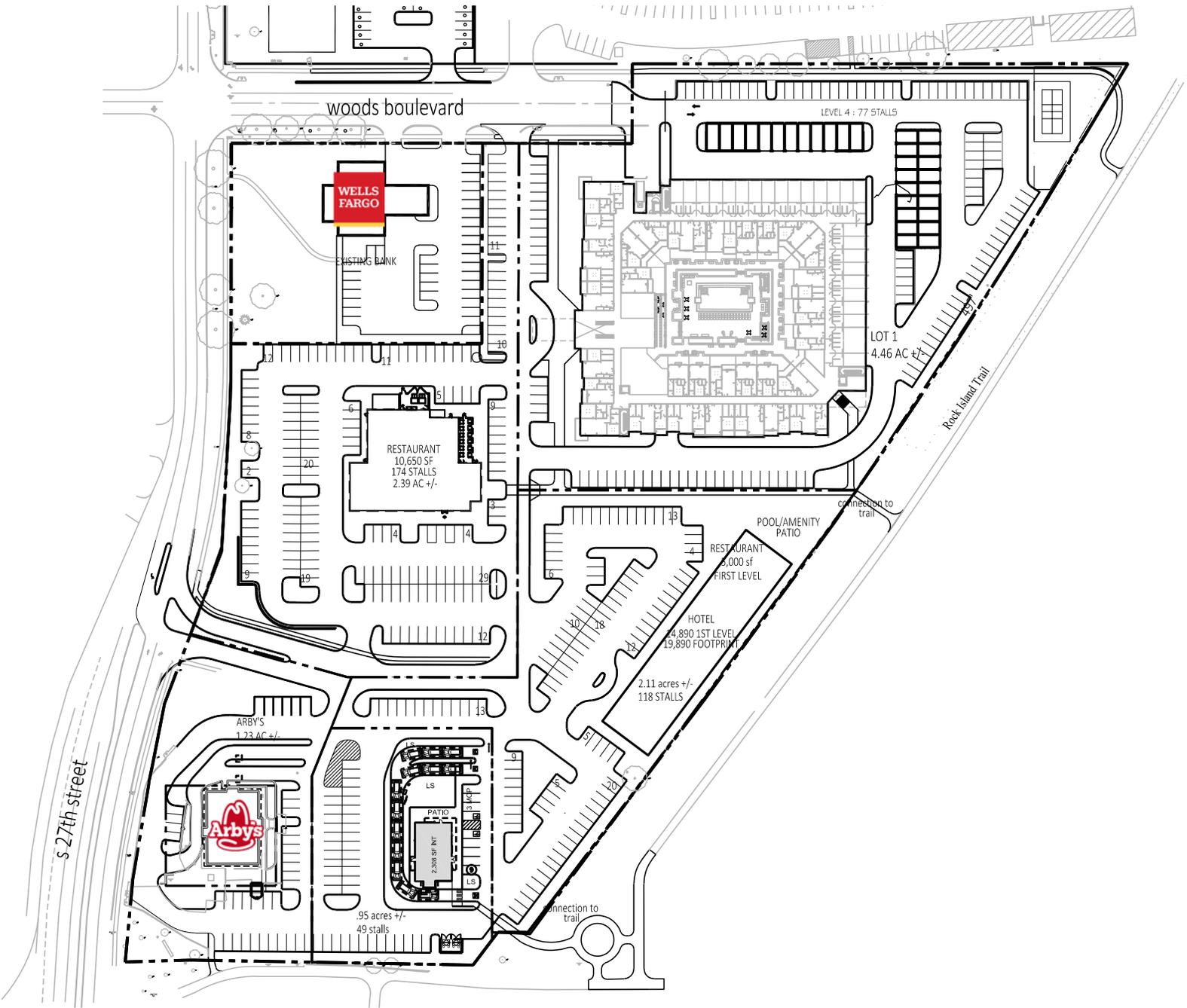
Inspired by the lively spirit and active lifestyle of the community, Bishop Heights, located directly off of Highway 2 and 27th Street, will soon be the premier destination for leisure and luxury, ease and entertainment.

The long-standing neighborhood, which was first the 20 AC estate of then bishop of the Catholic Diocese of Lincoln, Thomas Bonacum, has been evolving for nearly a century after the City received the land in 1929 following the Bishop's death.

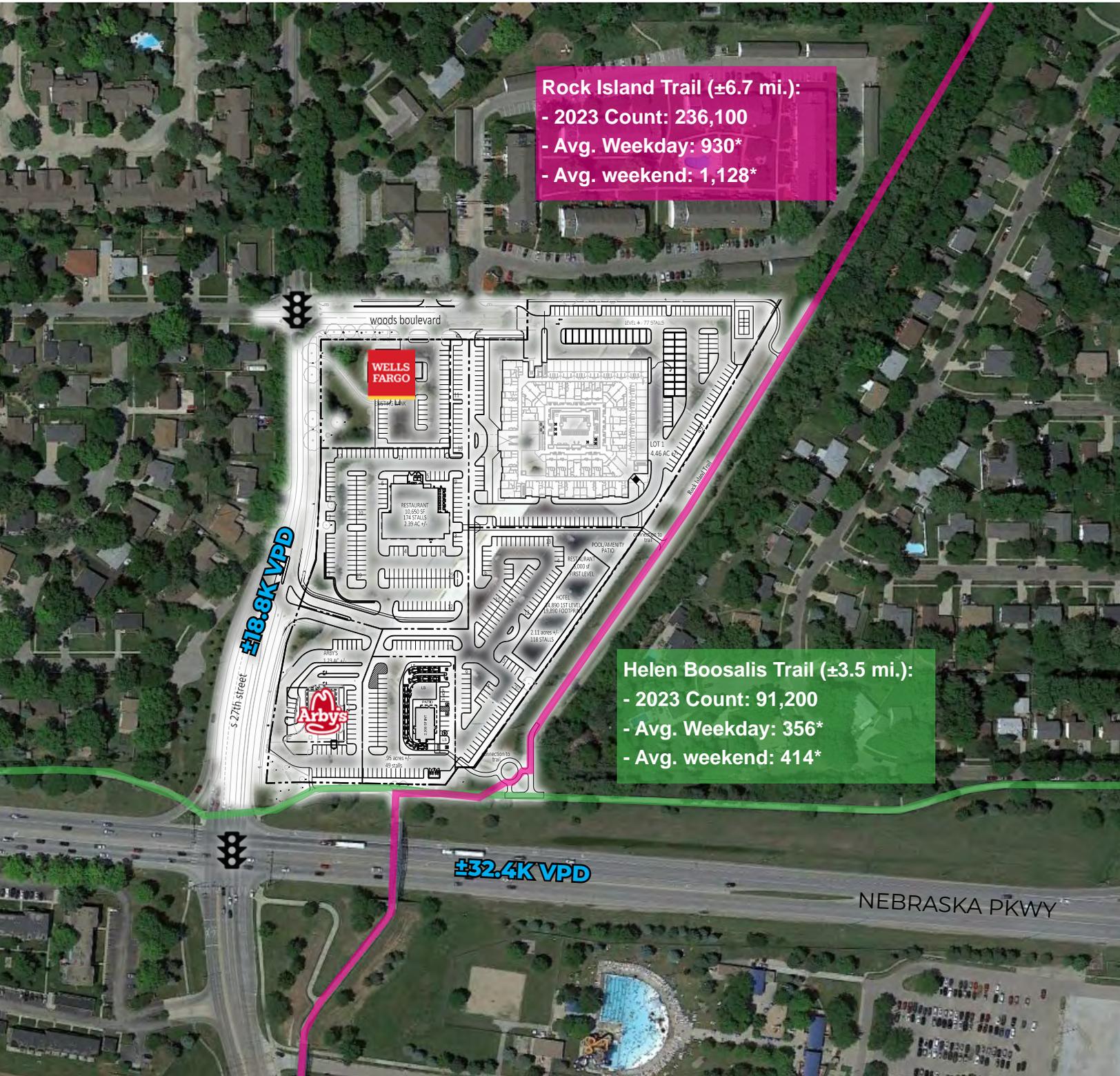
Each new improvement to the neighborhood brought a new wave of young families creating the idyllic, family-centric community Bishop Heights is today.



Preliminary Plan



Site Plan & Aerial



*June - August | Source: Lincoln Parks & Recreation - City of Lincoln, Nebraska Bicycle and Pedestrian Counts (lincoln.ne.gov)

Parks, Trails & Recreation

Lincoln, which boasts more parkland per capita than just about all but a handful of other major U.S. cities, has 134 miles of hard surface and crushed rock trails attracting about one million “treks” each year. This is largely due to an extensive bike trail network, 6K acres of parks and natural land within 132 parks, six recreation centers, 134 miles of trails, nine public pools, five city golf courses, and the Pioneers Park Nature Center.

Bishop Heights is strategically situated at the meeting place of three major trails—Tierra Park Williamsburg Trail (± 3 mi), Rock Island Trail (± 6 mi), and Helen Boosalis Trail (± 3 mi)—as well as two beloved community parks and a new neighborhood park making it a prime gathering place for leisure, exercise and family fun.



Tierra/Briarhurst Park: ± 123 AC

Community park featuring a skate park, rentable shelter, public disc golf course, tennis courts, & a playground.



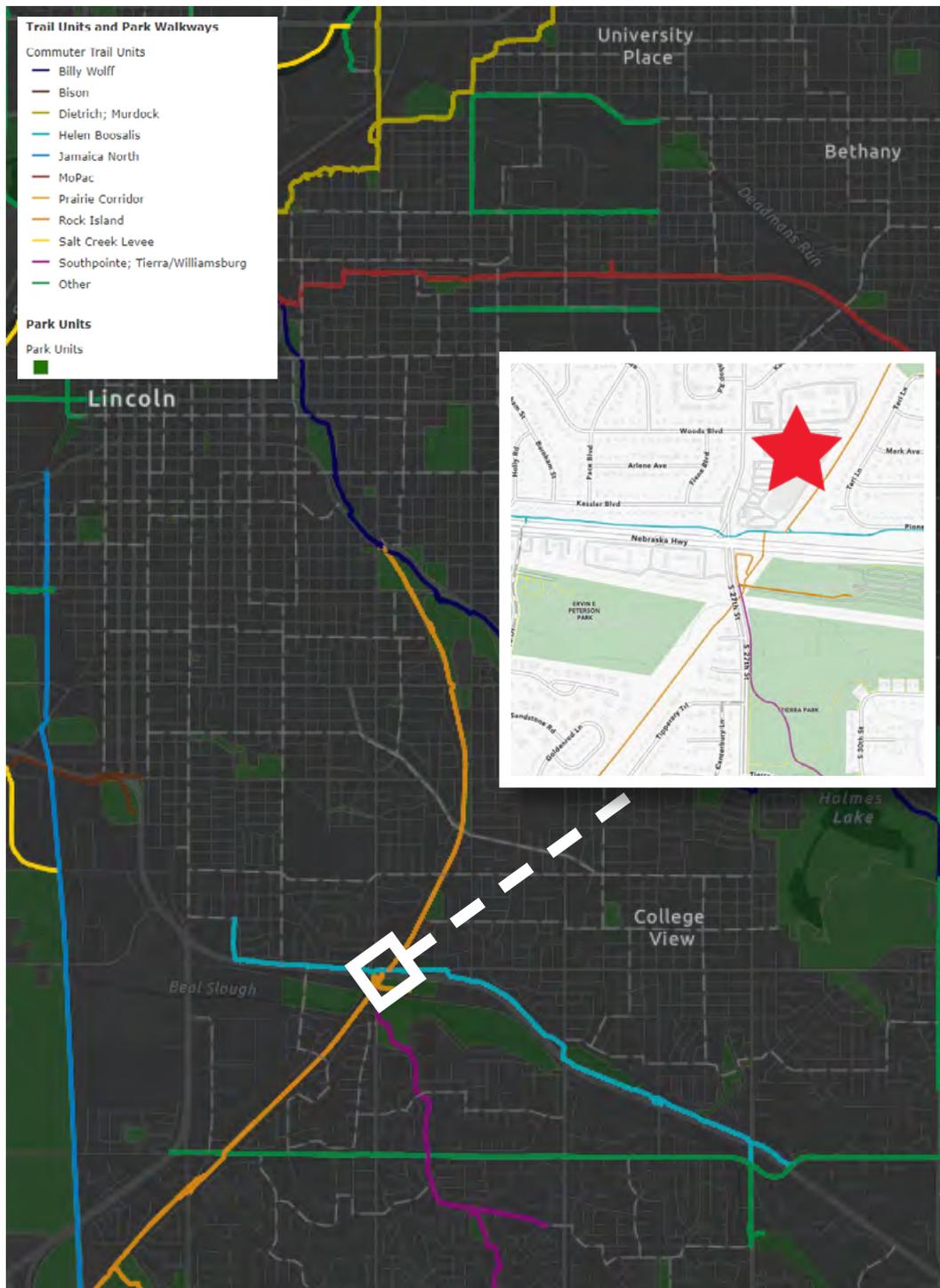
Bishop Heights Park: ± 7 AC

Neighborhood park featuring a playground, playfield, picnic tables & public art.

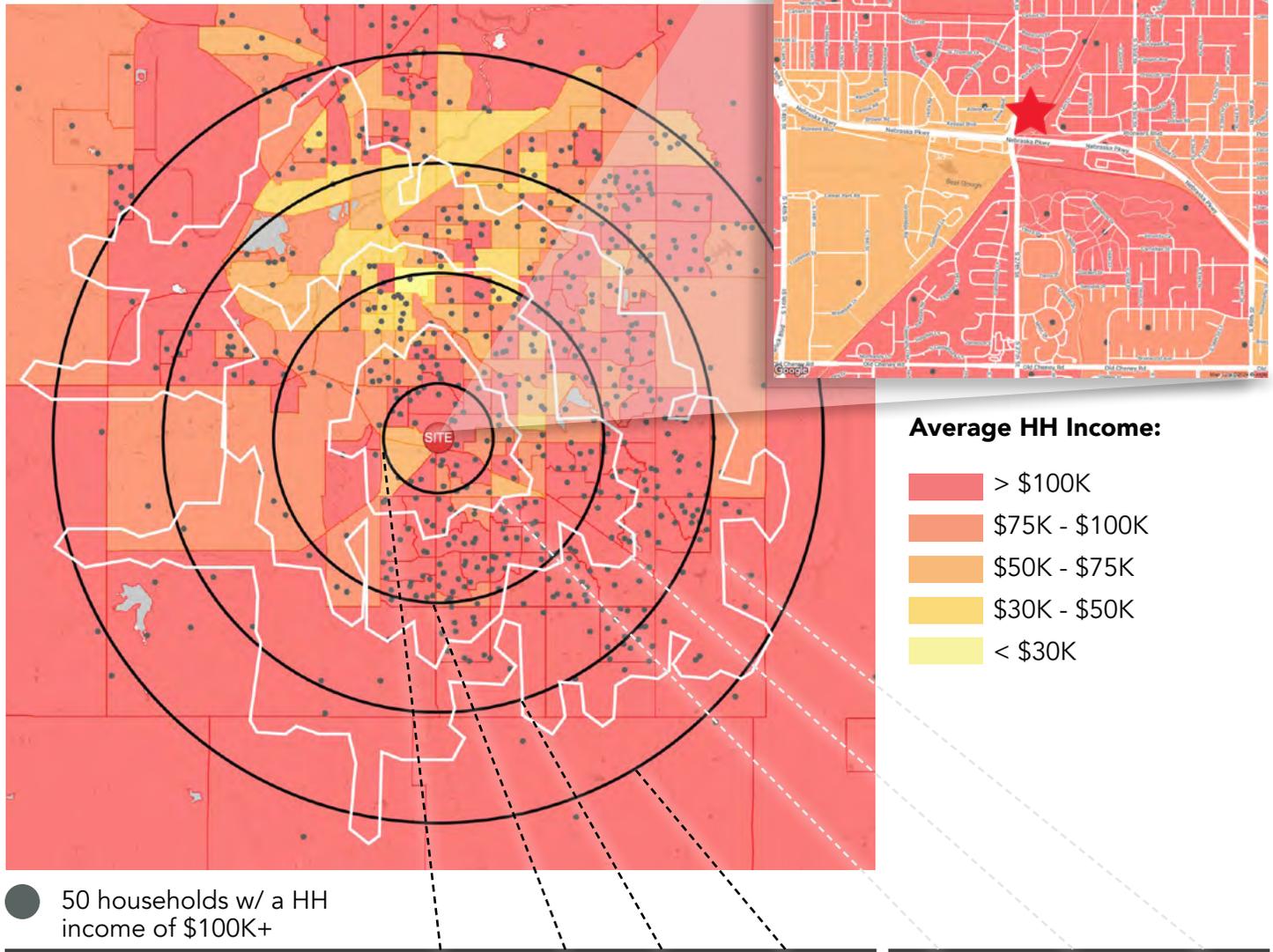


Peterson Park: ± 35.28 AC

Community park featuring ten pickle ball courts, an open shelter & a playground area.



Area Demos



2023 Demos	1 Mile	3 Mile	5 Mile	7 Mile	5 Mins.	10 Mins.	15 Mins.
Estimated Population	12,030	103,389	211,241	281,324	33,746	125,761	217,079
Projected Population (2028)	11,667	102,888	215,945	289,982	33,161	126,788	222,535
Estimated Households	5,180	44,266	86,268	114,380	13,539	51,884	87,840
Projected Households (2028)	5,012	44,019	88,254	117,940	13,247	52,398	90,065
Median Age	38.7	36.7	36.0	35.6	37.2	35.5	35.7
Estimated Average Household Income	±\$127K	±\$106K	±\$108K	±\$106K	±\$116K	±\$105K	±\$109K
Median Home Value	±\$243K	±\$237K	±\$248K	±\$245K	±\$241K	±\$245K	±\$249K
Total Business	345	3,776	7,790	9,569	1,082	5,080	7,910
Total Employees	3,677	46,491	94,621	118,206	12,594	63,318	99,362
Annual Consumer Expenditure	±\$428.6 M	±\$3.2 B	±\$6.4 B	±\$8.3 B	±\$1.1 B	±\$3.8 B	±\$6.5 B

Source: ©2024, Sites USA, Chandler, Arizona, 480-491-1112 | Applied Geographic Solutions 11/2023, TIGER Geography - RF1



RED

SCOTT REHORN

Managing Partner
480.556.7722
SRehorn@REDdevelopment.com

SHANE STEPHENS

Senior Vice President, Leasing
480.624.5530
SStephens@REDdevelopment.com

