



The Fairview Road Corridor runs east and west of Highway 75; east to Ft. Crook Road and west 25th Street.

Fairview Road is predominately a housing corridor with a heavy dense population. It is less than 5 minutes from the SAC Gate, Offutt Air Force Base.

The corridor is a neighborhood corridor. Several housing developments exist that include a wide price range.

Bellevue's growth is in this direction, south, southwest.

Tregaron Woods

A housing option in a natural setting and easily accessible. Tregaron Woods features a limited number of lots suitable for a range of custom building desires. The 12 available lots are shaded from the sun, sheltered from the elements and offer ideal locations for modern, efficient and beautiful homes. Lots range in price from \$60,000 to \$100,000.



Williamsburg Plaza

Zoned for commercial retail. This plaza is home to a gas station, convenience store and sandwich shop. There is still land available for neighborhood retail.

Colonial Pointe at Fairview

Large, newly built (2009) 1 & 2 bedroom luxury apartment homes. Two buildings are now complete and the third will be finished in the second quarter of 2010 which will include 90 apartments. When complete, the Pointe, will be home to eleven luxury apartment buildings.

Fairview Crossing

A new home community featuring newly designed homes and villas on spacious lots. Homes begin at \$175,000.

Pilgrims Landing

A young maturing subdivision that recently sold the final lots in 2009. The housing prices range from \$170,000 to \$260,000

Hyda Hills

A subdivision that features larger lots (¼ to ½ acre in size) for a spacious, un-crowded feeling with 35 foot front yard setbacks and 7 foot side yard setbacks. Amenities in Hyda Hills include a

walking trail, fully improved public park and a pond. Lot sales opened in December 2005. The developed portion of Hyda Hills consists of 249 spacious lots. Prices for the lots range from \$26,950 to \$44,950. House prices: \$250,000 - \$400,000+

Piper's Glen

A single family neighborhood next to Tregaron Golf Course with housing prices that range from \$100,000 to \$175,000



Tregaron

A mature and developed subdivision located on Tregaron Golf Course has housing ranging from \$150,000 to \$750,000.

Tregaron Golf Course

Rated by golf digest as one of the "Best Places to Play," Tregaron is a full service 18 holes, 6,500 yard, par 71 public golf course that opened to the public in the summer of 1997. Tregaron's rolling blue and rye-grass fairways with its well-placed mounds and pot bunkers lend a true "links style" look to the course. Natural

wetlands, winding creeks and four scenic lakes further compliment this Craig Schreiner design. Water comes into play on nine of 18 holes. Tregaron is an enjoyable and challenging test of golf for players of all skill levels.

Schools

There are two neighborhood elementary schools; Fairview Elementary School and Two Springs Elementary School.

Future Development Opportunities

There is land available for new and re-development along this corridor, specifically neighborhood retail and housing. Bellevue's growth is south, southwest as the southern boundary is the Platte River.

Traffic counts on this corridor Fairview Road and 25thth Street is about **9,300 cars/day** (based on 2008 counts). The intersection of Highway 75 and Fairview Road count is about 19,900 cars/day.

For detailed traffic counts www.mapacog.org

Housing:

Neighborhood type:	
Average value of housing:	\$169,475
Average household size:	2.90
Average age of housing (years):	18.00
House appreciation - last 12 months:	0.60%
Housing owned by occupant:	58.13%
Housing rented by occupant:	35.03%
Housing currently vacant:	6.84%

Schools:

School expenditures per pupil:	\$5,057
Pupil/Teacher ratio:	15.1 to 1
Students per librarian:	392
Students per counselor:	428

People:

Income per capita:	\$26,099
Average age:	30.6
Residents per square mile:	1,013.60
Population male:	50.16%
Population female:	49.84%
Population married:	70.24%
Population Single:	29.76%
Population over 25 with High School:	96.92%
Population over 25 with 2 year college degrees:	11.02%
Population over 25 with 4 year college degrees:	24.17%
Population over 25 with graduate degrees:	14.52%



Economic Information:

Median household income:	\$67,236
Cost of living index (national avg = 100):	85.20
Job growth in the past year:	2.12%
Projected job growth through 2010:	19.75%
Unemployment rate:	2.80%
Sales tax rate:	7.00%
Income tax rate:	6.84%