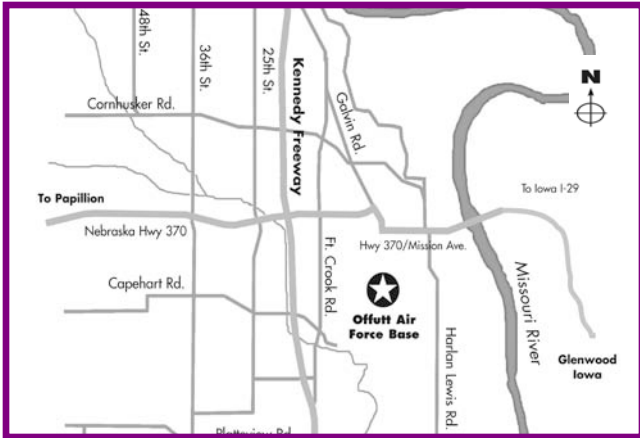


Capehart Corridor, Bellevue Nebraska



The **Capehart Corridor** runs east and west of US Highway 75; east to Ft. Crook Road and west to 36th Street. This corridor is south of the Highway 370 corridor and north of the Fairview corridor. This corridor has a heavy population density in the immediate area.

The Capehart and Ft. Crook intersection is one of two primary intersections accessing Offutt Air Force Base located in Bellevue Nebraska. In fact, Capehart Road goes directly into one of the main gates.

The corridor is home to the following developments **east of US Highway 75**:

Offutt Air Force Base

Bellevue Nebraska is the proud home of Offutt Air Force Base, home to the 55th Wing, US Strategic Command, the Air Force Weather Agency and the Air Force Combat Command's Heartland of America Band.

Offutt Air Force Base is home of the 55th Wing, the Fightin' Fifty-Fifth, and a variety of tenant units. Offutt's diverse missions and global responsibilities put it on the cutting edge of the Air Force's transformation. Each branch of the US military is represented among the approximately 10,000 military and federal employees assigned here. Offutt is a beautiful community situated near the Missouri River in the rolling hills of southeastern Nebraska.

As Bellevue's largest employer, Offutt has an estimated payroll of \$500 million and annual expenditures of \$1.7 billion. The total economic impact of the base in our region is a hefty \$2.4 billion.

Leading Bellevue. Leading Business.

West of US Highway 75

Tregaron Oaks

Tregaron Oaks is located in a prestigious Bellevue location at 23rd and Capehart Road. This is a newer, contemporary apartment community designed to meet the needs of today's active lifestyles, along with the convenience and security found in today's apartment living. Floor plans include one and two bedroom apartments, to combine maximum livability, privacy and quality craftsmanship. These contemporary apartments feature 5 spacious floor plans. Additional amenities include a gorgeous, full-service clubhouse, ample, well-lighted parking, a fully equipped 24-hour exercise and work out room with private his and her saunas, picnic areas and a walking/jogging trail. Tregaron Oaks is conveniently located off the new South Kennedy Freeway at Capehart Road in Bellevue, Nebraska



Tregaron Town Center

Tregaron Towne Center is underway at Capehart and 25th Street. Featuring neighborhood dining and retail. Mixed use development offers easy access with great visibility and high residential traffic in the rapidly expanding Bellevue

Bellevue Chamber of Commerce 402.898.3000 www.BellevueNebraska.com

community. Pads are available from 1.019-11.794 just off Highway 75, close to Offutt AFB, Northrop Grumman, Lockheed Martin and Bellevue Medical Center. Excellent opportunity for retail, fast food, bank and grocery.

Capehart Square

A mature mixed use neighborhood with retail and commercial development. There is a heavy population density in the immediate area

RisingView

Rising View offers small town living with all of the benefits of the big city. Nestled in beautiful Bellevue with mature trees and quiet roads, Rising View provides residents with affordable living in a community they are proud to call home. This development is the result of the US Air Force housing privatization program. This is federal housing for the men and women serving at Offutt AFB.

Future Development Opportunities

There is land available for new and re-development along this corridor. The city of Bellevue owns 260 acres of land west of Capehart and 36th Street.

Traffic counts on this corridor between Capehart Road and 36th Street is about 21,900 cars/day (based on 2008 counts) the intersection of Highway 75 and Capehart count is about 30,400 cars/day.

For detailed traffic counts www.mapacog.org

