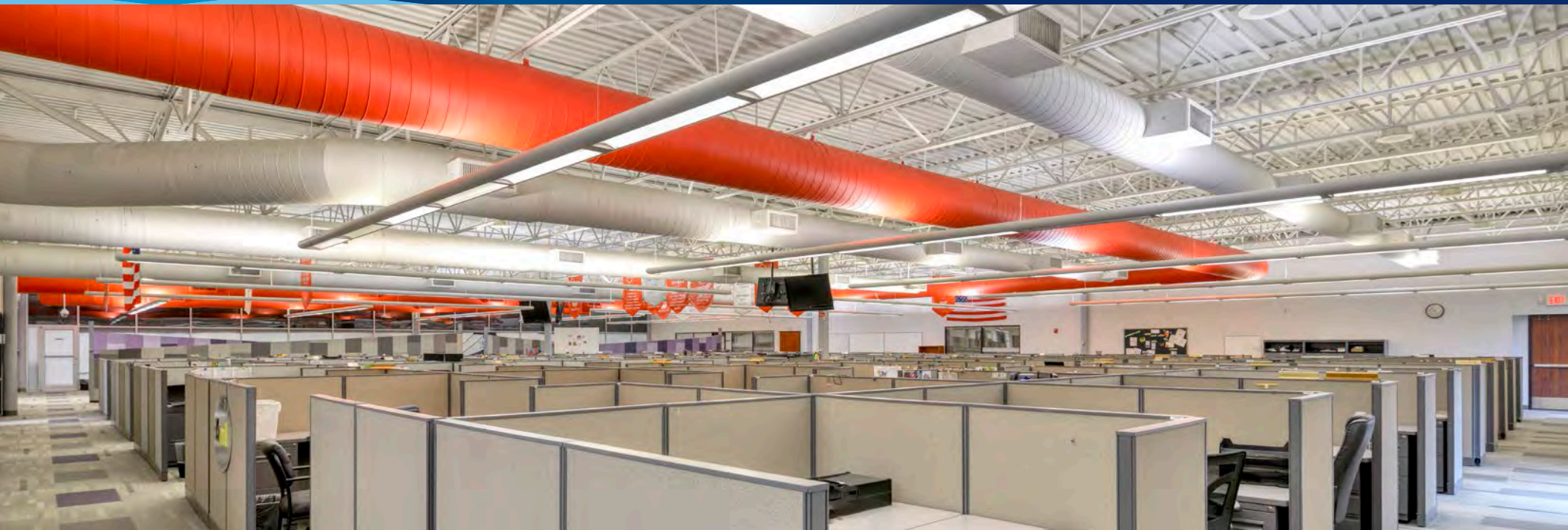


CONFIDENTIAL

176,033 Square Feet  
Papillion, Nebraska

1020 East 1<sup>st</sup> Street



## CONFIDENTIALITY AND DISCLAIMER OF REPRESENTATIONS AND WARRANTIES

By acceptance of this confidential information including this investment summary (the “Investment Summary”), the recipient agrees that:

It will keep confidential (a) the existence of this Investment Summary and (b) all material and information contained herein and all additional material and information which may be provided (collectively and individually, “Additional Materials”) in connection with its evaluation of a potential purchase of the property, 1020 East 1st Street in Papillion, NE (the “Property”).

It will not copy, reproduce, duplicate, distribute or make available to other persons or entities this Investment Summary, in whole or in part, or any Additional Materials, in whole or in part, at any time, without the prior express written consent of the Property owner or its agents. Recipient will safeguard the Investment Summary and Additional Materials with a reasonable degree of care, but not less than the degree of care used by Recipient in safeguarding its own similar information or material. Recipient will notify owner’s listing agent (identified below) immediately upon discovery of any security breach involving the Investment Summary or Additional Materials or if the same is lost. It will use this Investment Summary solely for the purpose of considering its purchase of the Property, and not for any other purpose.

This Investment Summary and any Additional Materials are and shall remain the property of the owner, and, if recipient chooses not to purchase the

Property, recipient shall promptly return to owner or destroy (and provide certification of the same in writing to owner) this Investment Summary and all Additional Materials without retaining any copies thereof or extracts therefrom in any format (tangible or intangible). If the Recipient or its agents breach the confidentiality obligations described herein, the owner shall be entitled to temporary, preliminary and permanent injunctive relief against recipient and its agents in addition to such other rights and remedies to which it may be entitled at law or in equity.

Recipient and Recipient’s Broker, if any, agree to direct any and all inquiries and communication regarding the Property to the listing agents (Ed Fleming and Barry Zoob of Colliers International) and agree to not contact the owner or tenants directly.

Owner, or any of its related entities, or its or their representatives or agents, makes no warranty or representation, express or implied as to the accuracy or completeness of the information contained herein, and no legal liability is assumed or to be implied with respect thereto. Nothing contained in this Investment Summary or in any written or oral communication from Owner or any of its affiliates, representatives or agents is or shall be relied on as a promise or representation as to existing or future operating results or other matters relating to the Property. Recipients should make their own investigations, projections and conclusions as to the Property, including, without limitation, future operating results therefrom. It is expected that prospective purchasers will conduct their own independent due diligence

concerning the Property, including such engineering inspections as they deem necessary to determine the condition of the Property. Summaries contained herein of any legal documents are not intended to be comprehensive statements of the terms of such documents but rather only outlines of some of the principal provisions contained therein. Recipients are expected to obtain copies of, to review and to reach their own conclusions with respect to the provisions and effect of such documents.

This Investment Summary and any Additional Materials are offered subject to prior placement and/or withdrawal, cancellation or modification without any prior notice or remaining obligation.

This Investment Summary does not constitute an offer to sell or the solicitation of an offer to purchase to any person or entity in any state or in any jurisdiction in which such an offer or solicitation is unlawful, nor does it constitute an offer to sell or the solicitation of an offer to purchase any security. Subject to the preceding sentence, this Investment Summary is intended for the exclusive use of the person or entity to whom it is delivered.

At closing, Owner shall pay a real estate brokerage fee which shall be split with Buyer’s agent (if any) as per separate agreement.

THIS INVESTMENT SUMMARY CONTAINS CONFIDENTIAL AND PROPRIETARY BUSINESS INFORMATION THAT MUST BE HELD IN STRICT CONFIDENCE.

Agreed to and Accepted by Prospective  
Purchaser ("Recipient")

As of \_\_\_\_\_ day of \_\_\_\_\_, 2020

Signed \_\_\_\_\_

Name \_\_\_\_\_

Phone \_\_\_\_\_

Company \_\_\_\_\_

Email \_\_\_\_\_

Address \_\_\_\_\_

Agreed to and Accepted by Prospective  
Purchaser's Agent

As of \_\_\_\_\_ day of \_\_\_\_\_, 2020

Signed \_\_\_\_\_

Name \_\_\_\_\_

Phone \_\_\_\_\_

Company \_\_\_\_\_

Email \_\_\_\_\_

Address \_\_\_\_\_

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# Executive Summary

## FOR SALE:

**PLUG AND PLAY 176,033 SQUARE FOOT CALL CENTER BUILDING OFFERED AT \$8,800,000 (\$50 PER SQUARE FOOT)**

### OVERVIEW

Colliers International is pleased to offer for sale the InfoGroup Headquarters Office Building (the "Property"), located at 1020 East 1st Street in the Papillion Technology Park in Papillion (Omaha MSA), Nebraska. Located in Nebraska's fastest growing county, this Class A-/B+ office building consists of 176,033 square feet of office space on a single floor and situated on 27.3 acres. The Property is served by 1,106 parking spaces, providing a generous overall parking ratio of 6.28 per 1,000 rentable square feet.

### PLUG AND PLAY CALL CENTER

The Property is currently configured primarily as a call center with some 1,400 in-place cubicles, 63 offices, 20 conference rooms, four training rooms, an expansive break area and outside seating.

### ATTRACTIVE ECONOMICAL OFFICE SPACE/ SIGNIFICANT UPSIDE THROUGH LEASE-UP

The Property was originally constructed in 1998 with 131,060 square feet, and then seamlessly expanded by an additional 44,973 square feet in 2006. InfoGroup effectively vacated the entire property in the spring of 2020, and the Property would be delivered vacant to a new owner. For an owner-use, the Property offers the ability to obtain a large office building to deliver attractive economical space to employees. For an investor, the Property offers significant upside through lease-up. The Property could also be easily subdivided, and the Eastern additional already has a prominent second entrance in place.

### AMPLE PARKING AND A LARGE LOT WITH ABILITY TO EXPAND

The InfoGroup Headquarters Office Building is situated on a 27.3-acre lot and with some 1,106 parking spaces, providing a generous overall parking ratio of 6.28 per 1,000 rentable square feet for the 176,033 square foot building. If additional parking stalls are desired, the lot includes a large, level area to the North for easy parking lot and/or building expansion. The property is in excellent condition and the parking lot was resurfaced in 2019 at a cost of over \$1.1 million.



*EXECUTIVE SUMMARY, continued***HIGHLY DESIRABLE LOCATION WITH NEARBY AMENITIES**

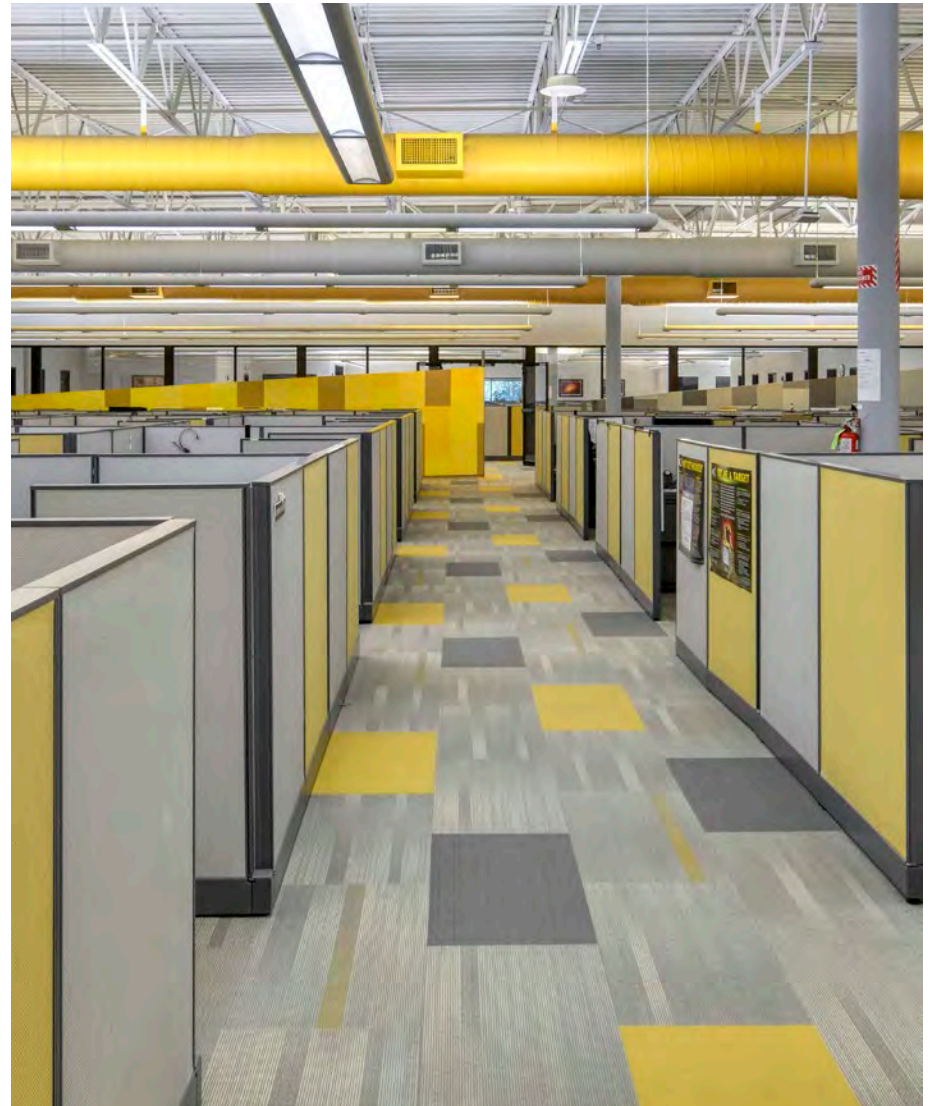
The InfoGroup Headquarters Office Building provides easy access to the entire Omaha MSA through its location in the Papillion Business and Technology Park, just southwest of Cornhusker and 72nd Street (which is Omaha's major North-South Corridor). In fact, 72% of Omaha's 950,000 residents live within a 30-minute drive of the Property.

The Papillion Business and Technology Park has a number of nearby amenities, including a full line-up of retailers and restaurants just to the north of 72nd and Cornhusker, as well as the 640,000 square foot Shadow Lake Towne Center to the south.

The 2020 estimated population within a three-mile radius of the Property is 68,058 with an estimated median household income of \$88,906. The Property's immediacy to 72nd Street, along with its location in Sarpy County provides easy access to Omaha's strong labor pool, and proximity to a number of amenities.

**STRONG ECONOMIC ENVIRONMENT IN OMAHA**

The Omaha MSA is comprised of some 950,000 residents and boasts one of the country's lowest unemployment rates (6.2% unemployment rate as of May 2020) coupled with a long history of steady economic and population growth. The Suburban Omaha Office Market is very stable with a total vacancy rate of 7.4% as of June 30, 2020 and a weighted average asking lease rate (FSG) of \$26.88 per square foot for Class A, and \$20.09 for Class B office space according to Colliers research.



# Property Overview



## > ADDRESS

1020 East 1st Street  
Papillion, Nebraska (Omaha MSA) 68046

## > TYPE OF PROPERTY

Office – Plug and Play Call Center

## > SQUARE FOOTAGE

176,033 Rentable Square Feet

## > LAND AREA

Approximately 27.3 Acres  
(1,189,188 square feet)

## > LEGAL DESCRIPTION

Lot 1, Papillion Business and Technology Park

## > PARCEL IDENTIFICATION NUMBER

011343044

## > ASSESSED VALUES FOR TAXES PAID IN:

2020	2019
\$14,610,000	\$14,610,000

## > CURRENT TAX LEVY

2.205649%

## > BUILDING SIZE

1998:	131,060 Square Feet
2006 Expansion:	44,973 Square Feet
Total:	176,033 Square Feet

## > CURRENT VACANCY

100%

## > YEAR BUILT

1998 (expanded in 2006)

## > ZONING

Commercial District (GC)

## > PARKING

6.28 per 1,000 (1,106 stalls) in fenced parking lot

## > LOCATION

Papillion Business and Technology Park

## > FLOOD STATUS

Zone "X" - not in a flood zone

## > ROOF

EPDM Membrane

## > HVAC

Rooftop Units

## > CUBICLES

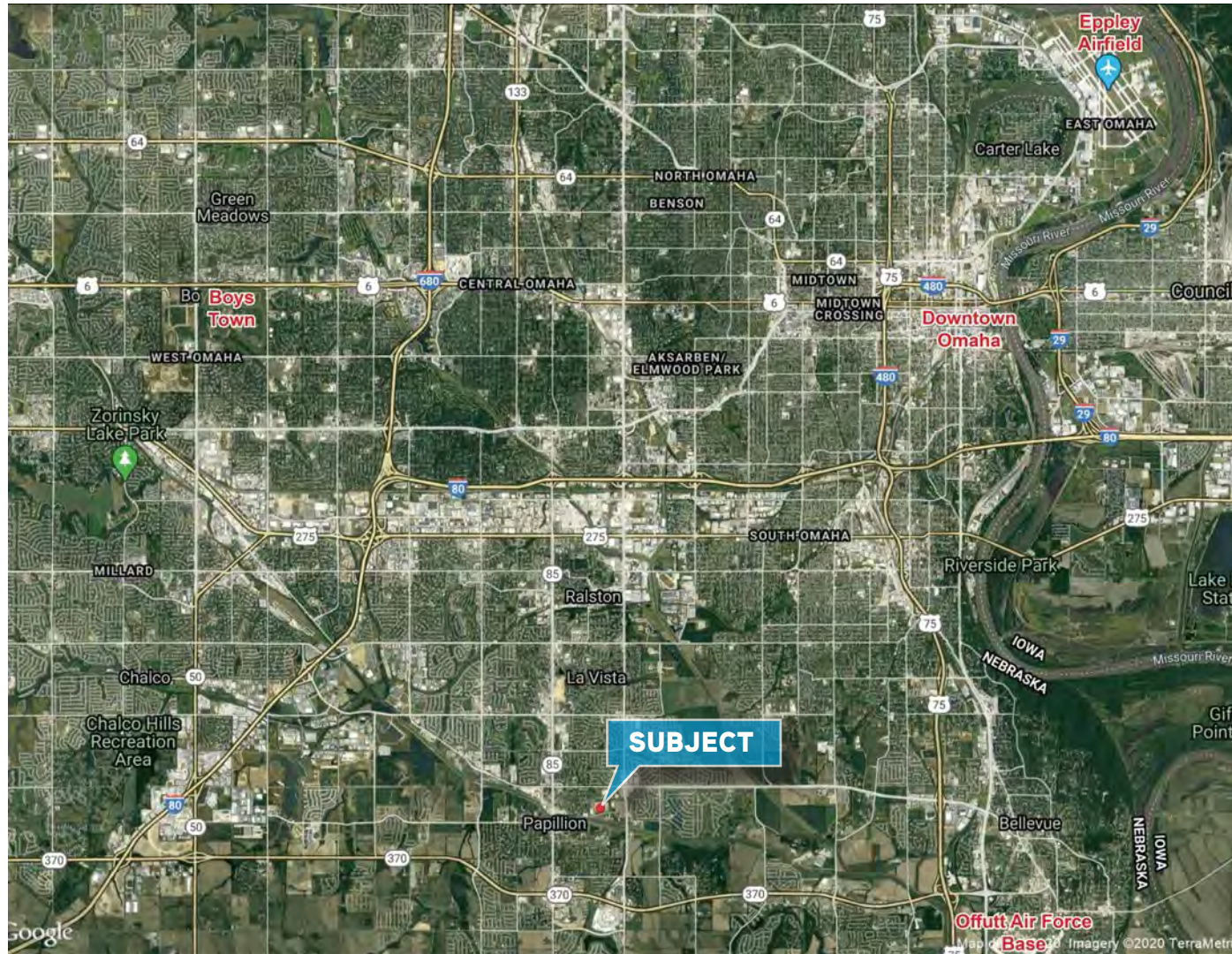
Includes approximately 1,400 in-place cubicles.

## > OFFICES/CONFERENCE ROOMS

In addition to approximately 1,400 in-place cubicles, there are 63 offices, 20 conference rooms and four training rooms.



# Omaha/Papillion Proximity Aerial





# Surrounding Area





# Aerial





# Property Images

View looking Northwest





View looking Southwest





View looking South

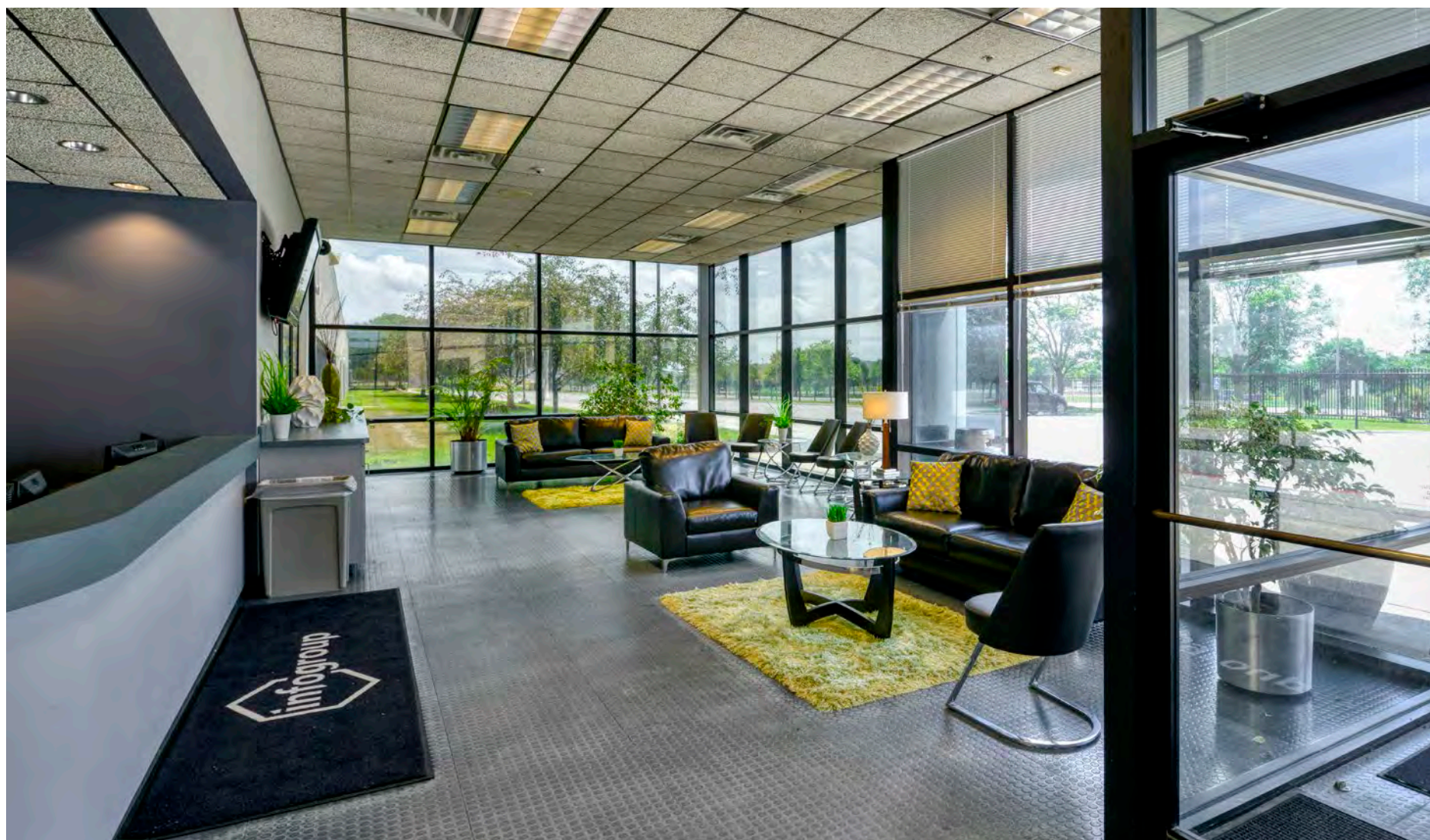


Main entrance and South-facing facade





Main Entry Lobby





Entryway Conference Room



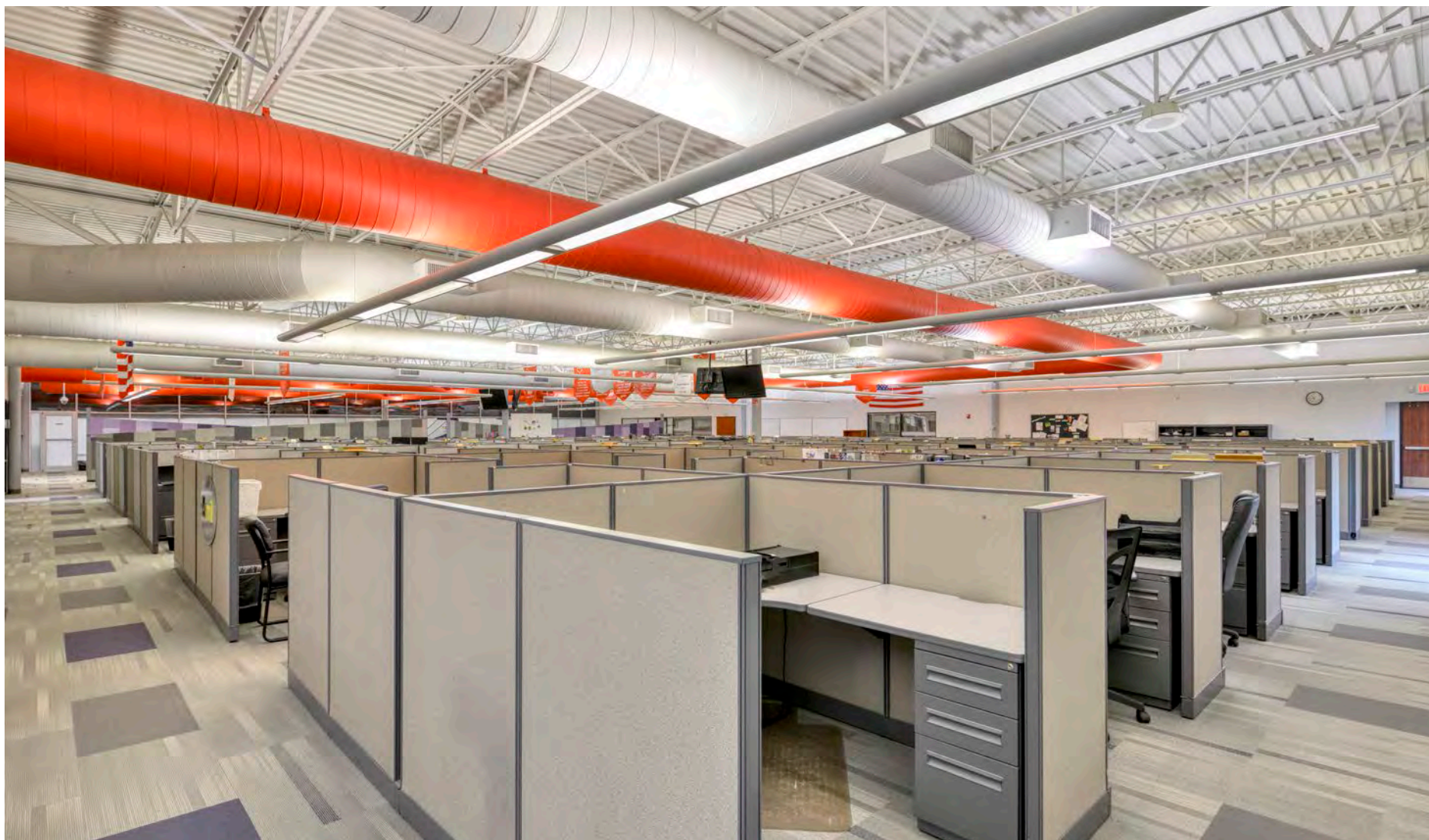


Interior Corridor



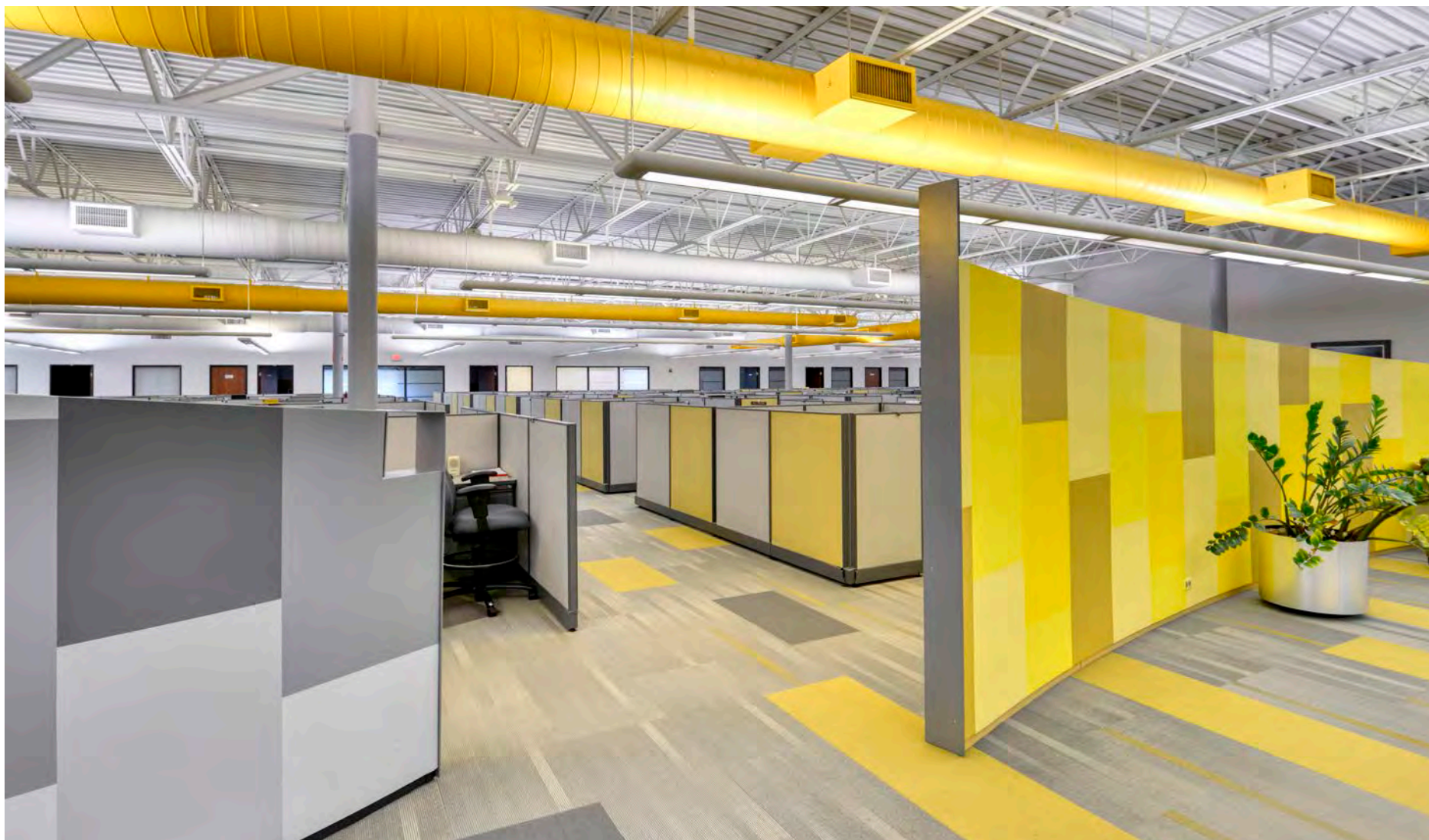


Multiple Cubicle Areas





Multiple Cubicle Areas





Multiple Cubicle Areas





Several Large Training Rooms



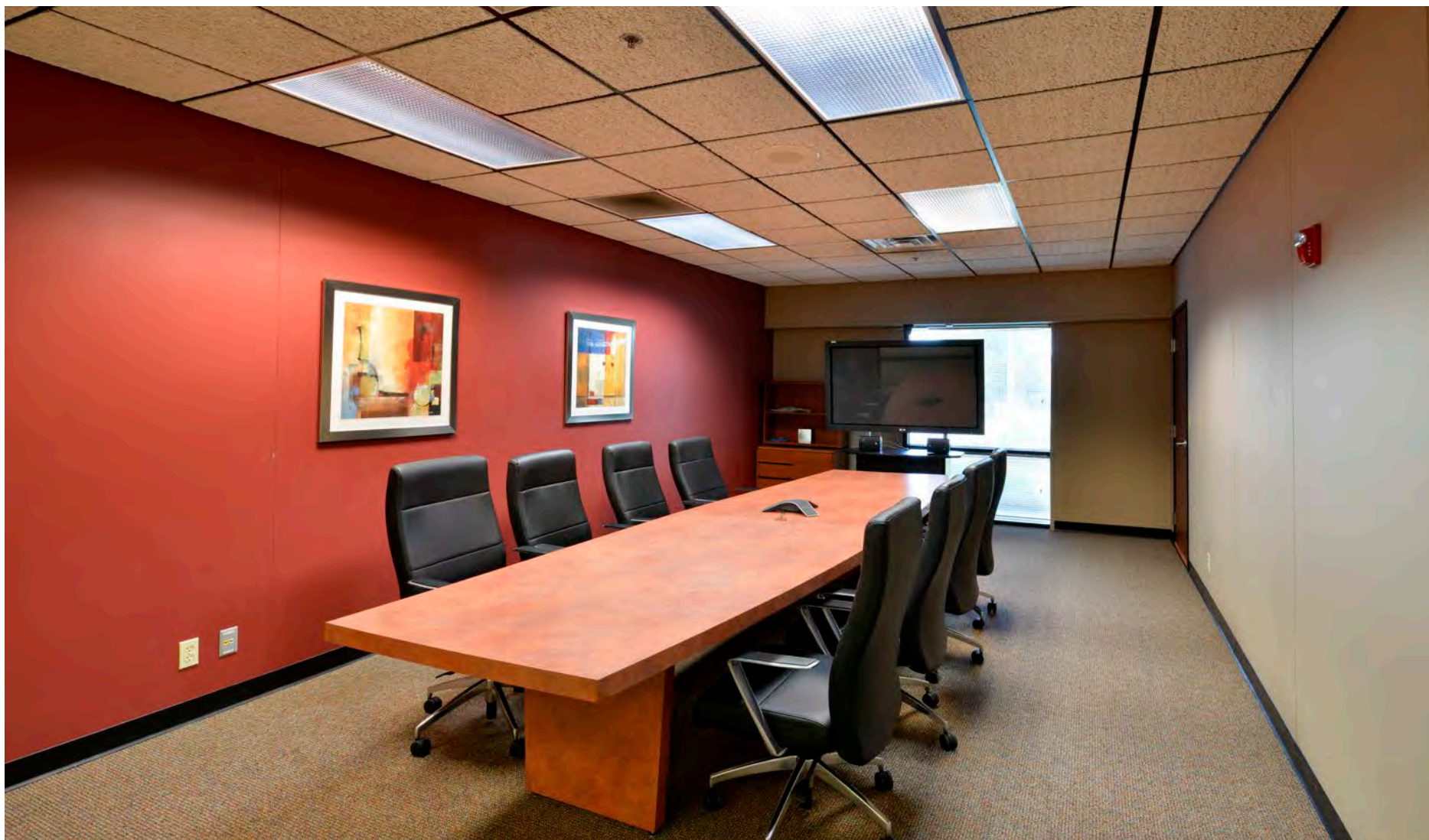


## Multiple Conference Rooms





## Multiple Conference Rooms



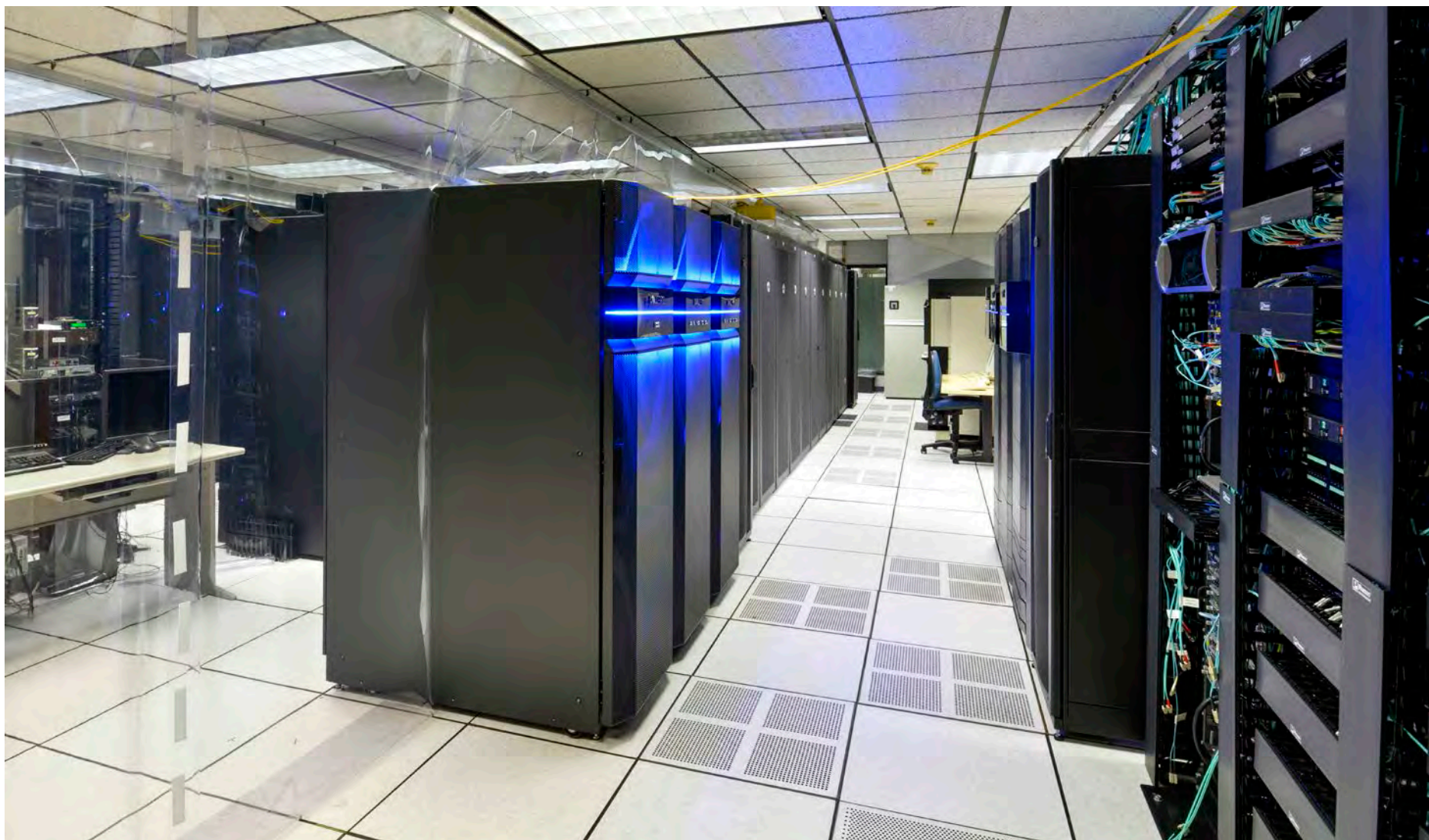


West Data Center





East Data Center





Primary Break Room / Cafeteria





Secondary Break Room / Event Space





Outdoor Break Room / Picnic Space





Outdoor Break Room / Picnic Space





Auxillary Break Room



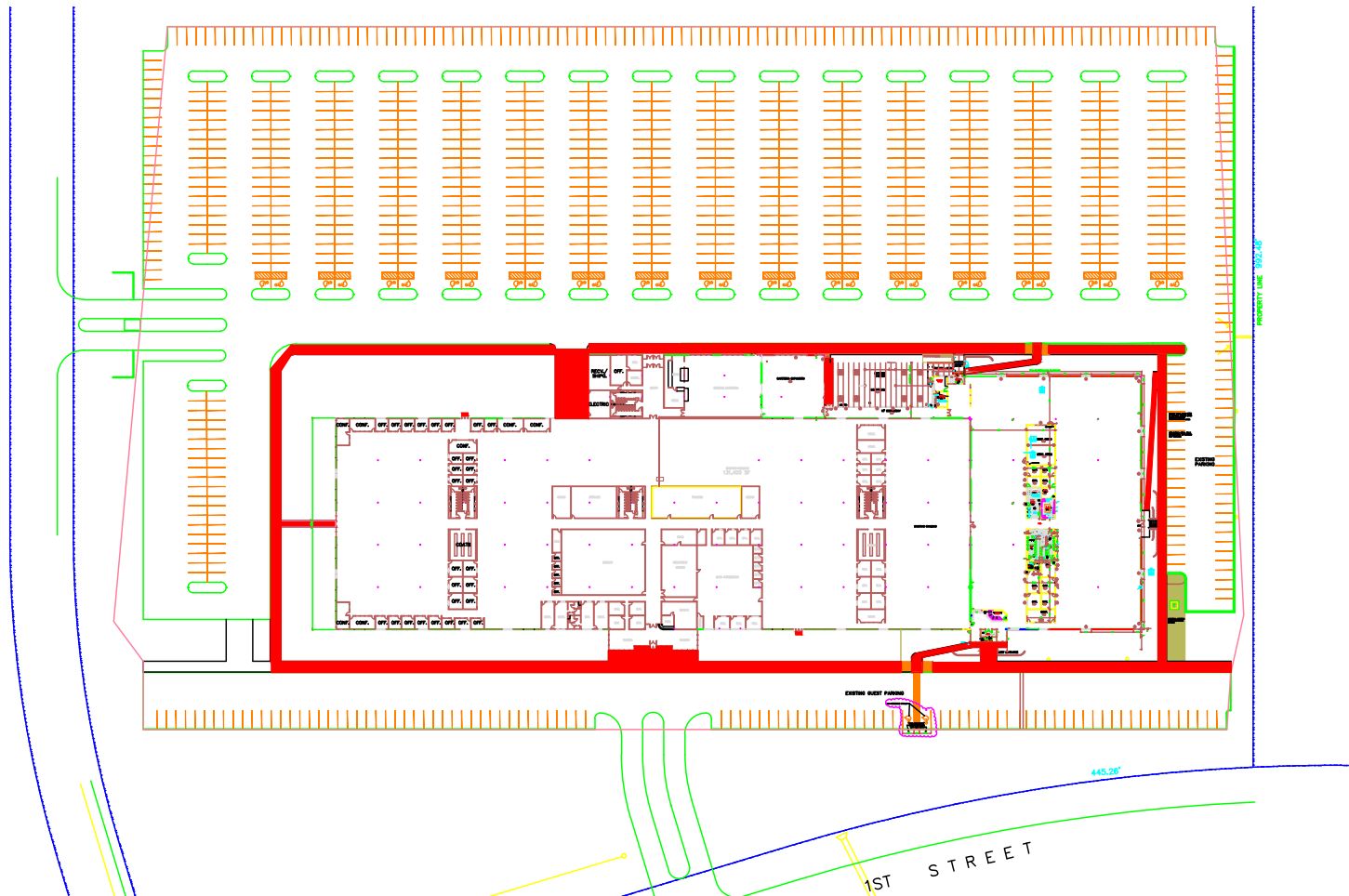


Secondary entrance and South-facing facade





# Site Plan





# Floor Plan





# Data Infrastructure

## UPS SYSTEMS

- Eaton 9395 (West DC)
  - Name Plate data:
  - System: 9395
  - Model: 9395-275
  - Serial #: EC456BAA12
  - kVA: 225
- Liebert 610-225 (West DC)
  - Name Plate Info:
  - Model #: U39SA229AAAB773
  - S#: D07H5A0019
  - Mfr Date: 9/27/07
  - kVA: 225
- Eaton 9390 (East DC)
  - Name Plate Information:
  - Eaton Powerware 9390-160
  - CTO: TD1612000030110
  - Serial: EB063CBA02
  - kVA: 160

## PDU's AND FPC's

- Liebert (West DC)
  - Name Plate information:
  - 5/18/1998
  - Model#: PPA125C
  - Serial#: 354982-1
  - kVA Capacity: 125

- Liebert (West DC)
  - Name Plate information:
  - 3/9/2012
  - Model#: FPA12C217VA
  - Serial#: M12C7U0004
  - KVA Capacity: 125
- Liebert (West DC)
  - Name Plate information:
  - 9/20/2007
  - Model#: FPA12C212P
  - Serial#: D07J7U0027
  - KVA Capacity: 125
- Liebert (West DC)
  - Name Plate information:
  - Model#: FPA15C150P
  - Serial#: M09B7U0031
  - KVA Capacity: 125
- PDU-3A (East DC)
  - Name Plate information:
  - 7/23/2003
  - Model#: PDM4-F3-150-K13-426
  - Serial#: 12422-01
  - KVA Rated: 150

## AUTOMATIC TRANSFER SWITCHES

- ATS-1 (West DC)
  - Serial #: E980738188
  - SPEC: 5644J
  - MODEL #: OT 600
  - Amp Capacity: 600

- ATS-2 (West DC)
  - SERIAL #: E120338470
  - SPEC: A
  - MODEL #: OTPCC-1206262
  - Amp Capacity: 400
- ATS-3 (East DC)
  - SERIAL #: G060951848
  - SPEC: C
  - MODEL #: OTPCE-5770542
  - Amp Capacity: 1200

## GENERATORS

- Cummins (West DC)
  - Serial #: G120361820
  - Spec: J
  - Model #: DFEK-1206263
  - 500 KW, 850 Gallons
- Cummins (East DC)
  - Serial #: I060970116
  - Spec: F
  - Model #: DFEG-5770525
  - 350 KW, 500 Gallons

## WEST DC COOLING

- 1 - 10-ton Liebert CRV unit
- 2 - 15-ton Liebert CRAC units
- 1 - 30-ton Liebert CRAC unit

## EAST DC COOLING

- RTU#11 - 10 tons
- LGA120SS1G

- RTU#12 - 17.5 tons
- LGA210SS1G
- RTU#13 - 17.5 tons
- LGA210SS1G
- RTU#14 - 5 tons
- CG8-16-653
- Total of 50 tons of capacity

## EAST DC HUMIDIFICATION

- 2 - DriSteem Vaporstream humidifiers
- Dual tank Culligan water softener

## (4) IDF ROOM'S UPS

- 4 - Eaton Powerware 9155-15
- 13.5 kW Capacity

## WEST DC FIRE SUPPRESSION

- Chemetron Micro 2001
- FM200

## FIBER CONNECTIVITY

- Cox
- CenturyLink
- AT&T

## DUAL POWER FEEDS

# Capital Expenditures

## BUILDING CAPITAL EXPENDITURES 2015 - YTD 2020

Summary Description	
<b>2015</b>	
Front gate replacement	\$ 10,600
Papillion Data Center Electrical	1,848
Papillion Spare Main Breakers	12,706
Papio West Data Center Cooling Unit	13,673
Papillion UPS1 Battery Replacement	14,702
Electrical addition for Print Shop	10,238
	63,767
<b>2016</b>	
Replace UPS2 batteries	20,584
Papillion Sidewalk Replacement	68,324
Replaced circuit board in humidifier in E. data ctr	2,550
	91,458
<b>2017</b>	
Papillion security access, card reader & workstation for security camera	11,391
Leak detection system & cooling & humidity control	7,870
	19,261

<b>2018</b>	
Purchase and Installation of a new 17.5 ton Lennox roof top HVAC unit to	\$ 33,012
Papillion Executive Conference Room update	30,430
Papillion Skylight Replacement	180,602
Papillion Executive Conference Room update	6,890
UPS battery, fan & capacitor replacement	29,926
UPS replacement in Papio Security office	6,497
	287,357
<b>2019</b>	
Papillion parking lot repave	1,011,785
LED light conversion/installation - cafeteria	12,366
HVAC unit to replace RTU 6 & 40	40,250
Reverse Airflow Fans & Power Supplies Papillion	6,983
	1,071,384
<b>2020</b>	
Papillion Sidewalk Repair	3,020
Papillion UPS room AC replacement	16,801
	19,821
<b>TOTAL 2015-2020 Building Capital Expenditures</b>	<b>\$ 1,553,049</b>

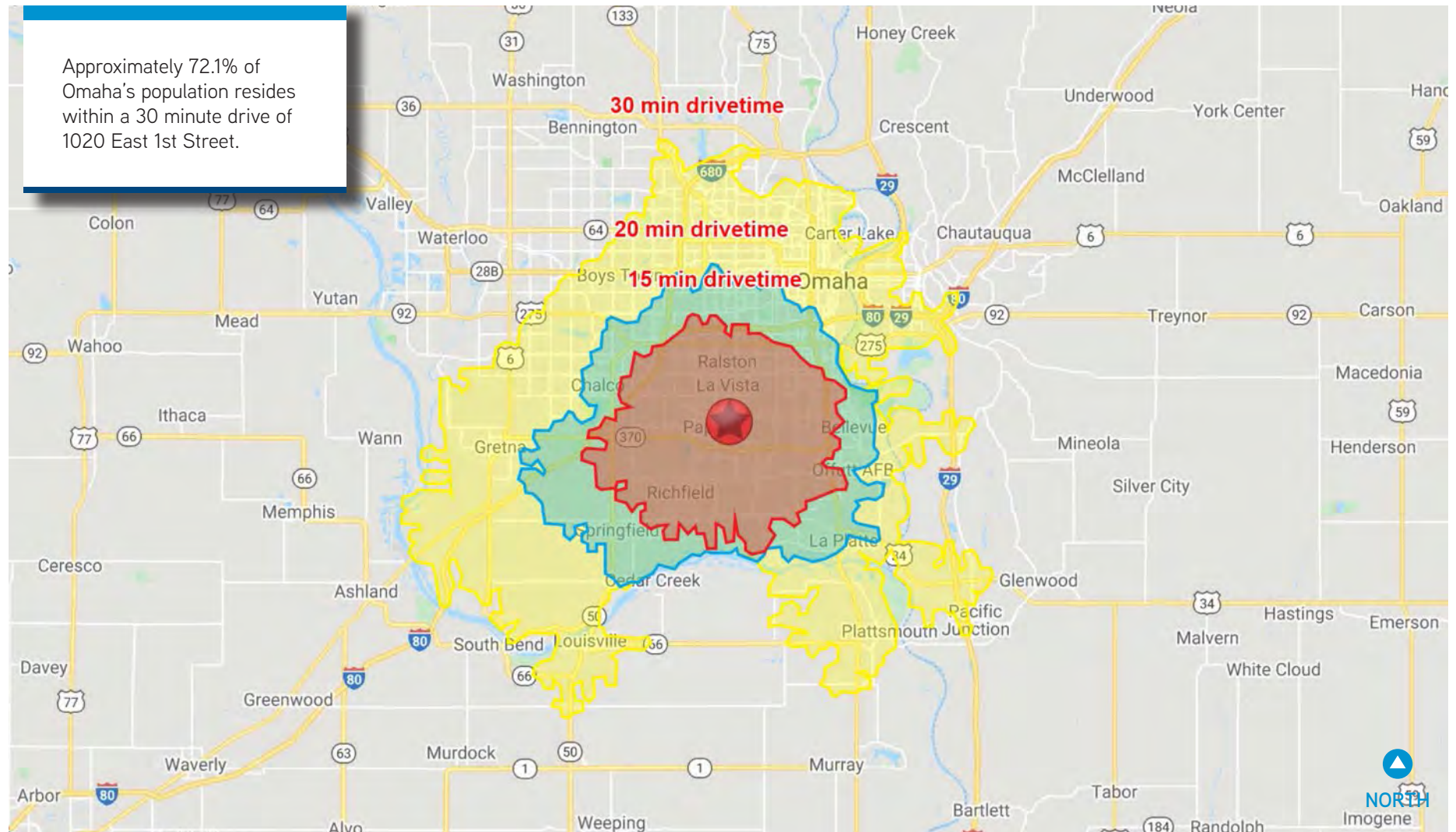


# 2020 Demographics

POPULATION	1-MILE	3-MILE	5-MILE
2020 Estimated Population	8,776	68,058	155,296
2025 Projected Population	9,342	72,841	165,566
2010 Census Population	8,300	58,078	138,742
2000 Census Population	8,428	43,968	121,599
Projected Annual Growth 2020 to 2025	1.3%	1.4%	1.3%
Historical Annual Growth 2010 to 2020	0.6%	1.7%	1.2%
2019 Median Age	37.9	37.0	35.4
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Estimated Households	3,165	25,365	60,530
2025 Projected Households	3,368	27,015	64,035
2010 Census Households	2,921	21,141	52,696
2000 Census Households	2,788	15,378	45,135
Projected Annual Growth 2020 to 2025	1.3%	1.3%	1.2%
Historical Annual Growth 2000 to 2020	0.7%	3.2%	1.7%
RACE AND ETHNICITY	1-MILE	3-MILE	5-MILE
2020 Estimated White	87.9%	86.7%	78.9%
2020 Estimated Black or African American	3.2%	3.9%	5.2%
2020 Estimated Asian or Pacific Islander	-	-	0.1%
2020 Estimated American Indian or Native Alaskan	0.5%	0.4%	0.7%
2020 Estimated Other Races	2.5%	2.8%	7.9%
2020 Estimated Hispanic	7.4%	8.6%	16.9%

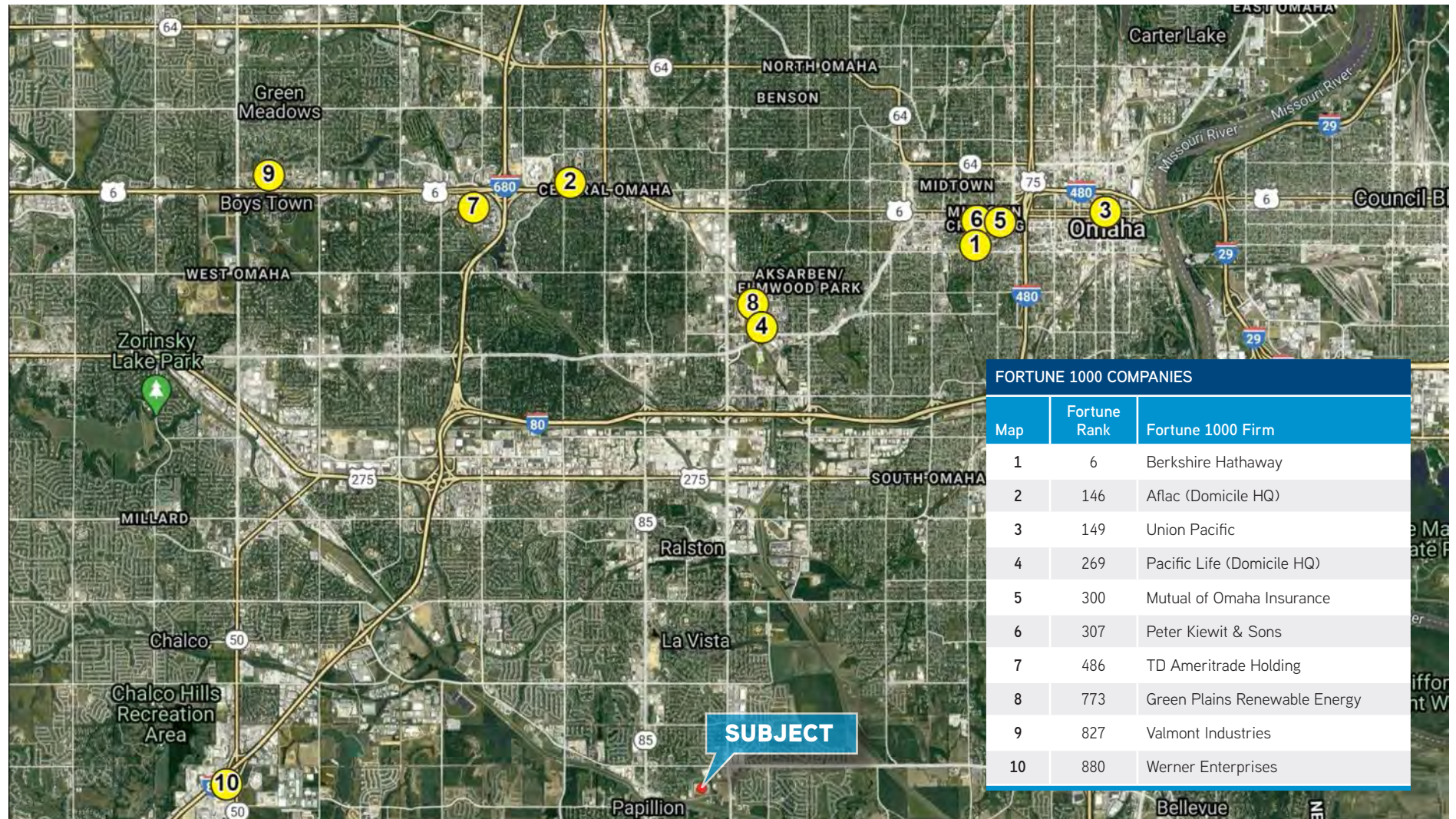
INCOME	1-MILE	3-MILE	5-MILE
2020 Estimated Average Household Income	\$108,179	\$104,568	\$87,221
2020 Estimated Median Household Income	\$94,095	\$88,906	\$74,515
2020 Estimated Per Capita Income	\$39,036	\$39,069	\$34,058
EDUCATION	1-MILE	3-MILE	5-MILE
2020 Estimated Elementary (Grade 0 to 8)	0.7%	1.4%	3.4%
2020 Estimated Some High School (Grade 9 to 11)	4.2%	3.1%	4.9%
2020 Estimated High School Graduate	21.7%	22.1%	24.2%
2020 Estimated Some College	23.4%	22.2%	23.2%
2020 Estimated Associates Degree Only	9.3%	9.6%	9.9%
2020 Estimated Bachelors Degree Only	24.8%	25.8%	22.0%
2020 Estimated Graduate Degree	15.9%	15.9%	12.5%
BUSINESS	1-MILE	3-MILE	5-MILE
2020 Estimated Total Businesses	364	1,913	5,875
2020 Estimated Total Employees	5816	20535	76067
2020 Estimated Employee Population per Business	16.0 to 1	10.7 to 1	12.9 to 1
2020 Estimated Residential Population per Business	24.1 to 1	35.6 to 1	26.4 to 1

# Drive Time Map



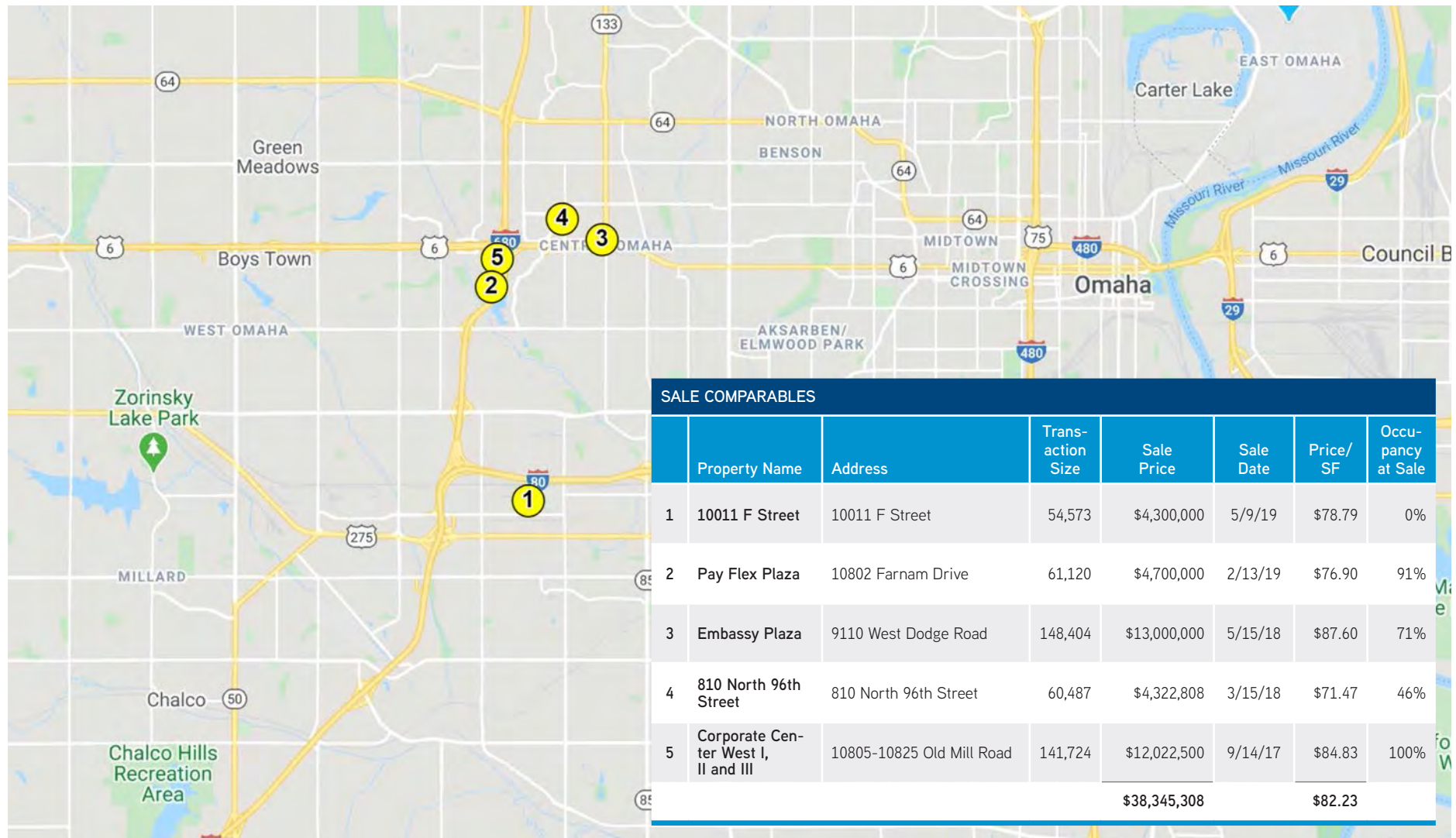


# Omaha's Fortune 1000 Companies





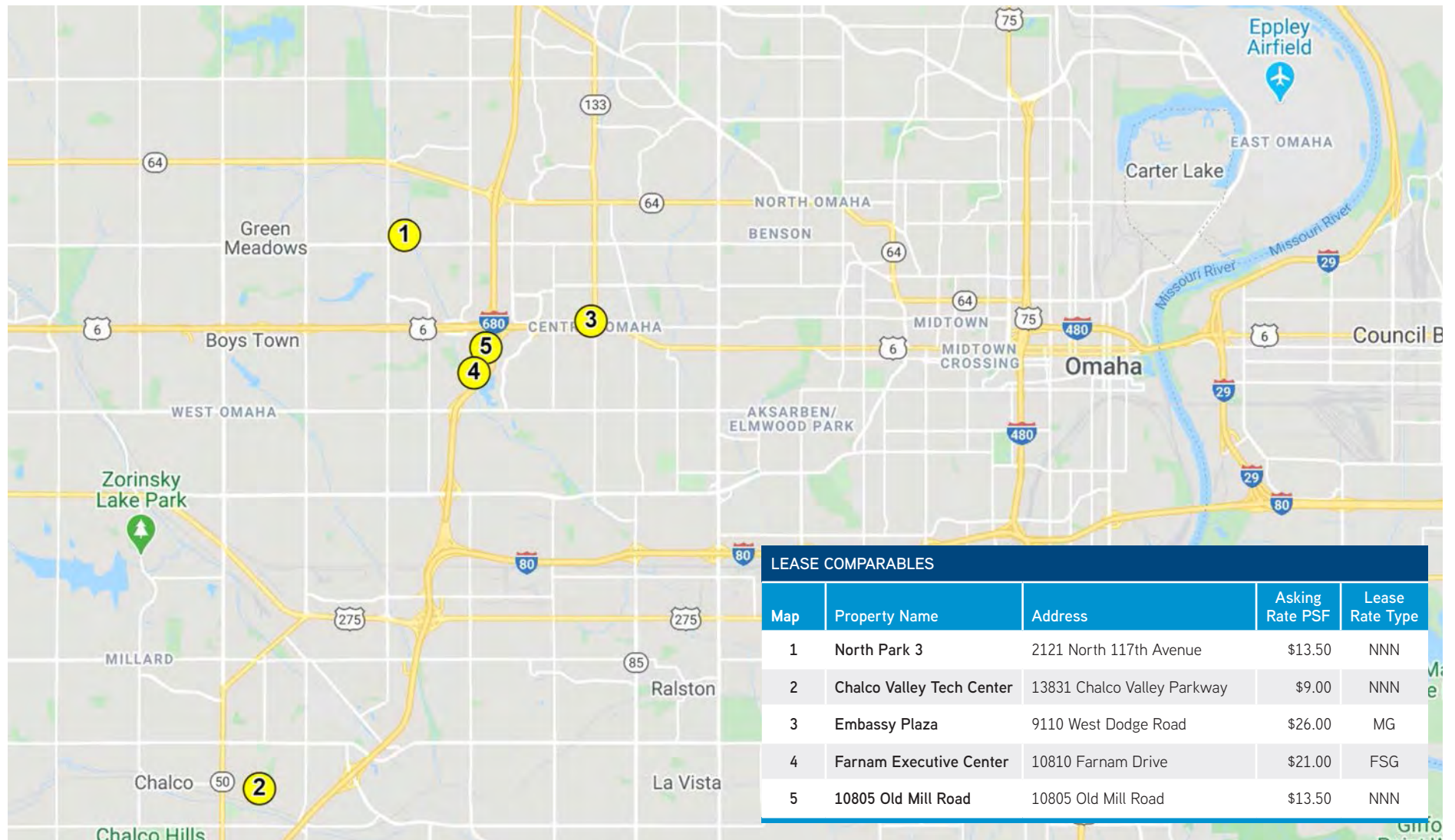
# Suburban Omaha Office Sale Comparables





# Lease Comparables

(Asking rate at Farnam Executive Center is \$21.00 PSF, FSG)

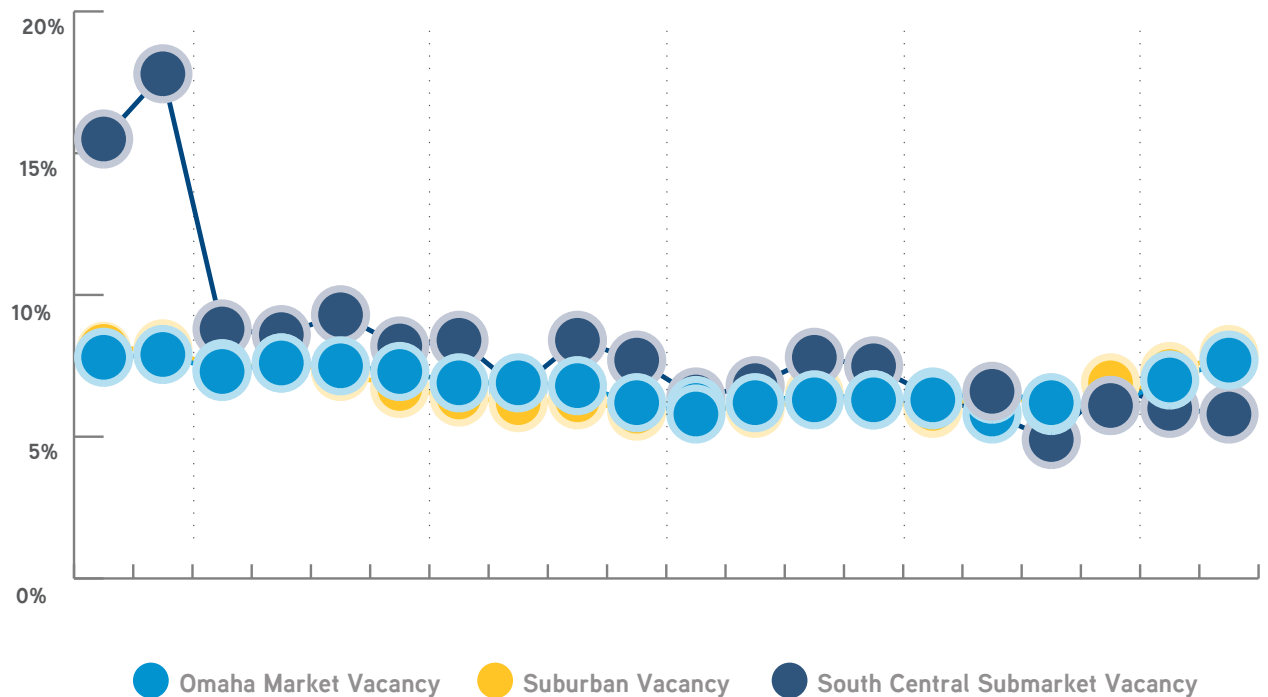


# South Central Submarket

The Papillion Business and Technology Park is located southwest of the 72nd Street and Cornhusker Road intersection in the South Central submarket.

Consisting of over 2.2 million square feet of office space, the South Central submarket is 94.2 percent occupied as of the second quarter of 2020. Average asking rent on a full service gross basis is \$19.73 per square foot annually.

Sarpy County, home to Papillion, is the fastest growing county in the state of Nebraska. Sarpy County has grown 54.1 percent since 2000 and by 18.9 percent since 2010. According to Applied Geographic Solutions, Sarpy County is expected to grow by another 7.5 percent in the next five years, compared to a projected 3.1 percent in the state of Nebraska and 3.1 percent for the United States.





# Omaha & Papillion Accolades



## OMAHA

- › #5 – 10 U.S. Cities Where Employees are the Happiest, Fortune – 2019
- › #1 – Best Cities for College Grads, ZipRecruiter – 2018
- › #8 – The Best American Cities to Work in Tech in 2018, SmartAsset – 2018
- › #7 – Cities where Millennials Make the Most Money, Credit Sesame – 2018
- › #3 – Top U.S. Cities Where Millennials Are Moving, And Staying, Financial Advisor – 2019
- › #6 – Top 10 Arts-Vibrant Medium Communities, SMU National Center for Arts Research – 2018
- › #2 – Cities Where Renters Can Afford To Live Alone, SmartAsset – 2018
- › #1 – Beyond Silicon Valley: 5 Up-and-Coming Tech Hotspots (Omaha), Livability – 2018
- › #8 – 15 Best Midsize Cities for New Grads 2019, OnlineDegrees – 2019
- › #9 Top Destinations on the Rise – U.S. (Omaha), TripAdvisor – 2018
- › #3 – Most Up-and-Coming Cities in America (Omaha), Time Magazine – 2017

## PAPILLION

- › Papillion Makes List of Richest Towns in Every State, 247WallSt.com – 2020
- › \$50m Rec Center, Papillion Landing, Opening Omaha.com – 2020
- › Hormel Foods Confirms New Manufacturing Plant in Papillion, USnews.com – 2020
- › Google Behind \$600m Papillion Data Center Project, datacenterdynamics.com – 2019
- › Best Places to Live, Money Magazine – 2017

# Omaha Overview

## INTRODUCTION TO THE OMAHA METRO



Omaha, Nebraska's largest and fastest growing metropolitan area, is centrally located on the western bank of the Missouri River. Established in 1854, the city rapidly expanded after the eastern terminus of the transcontinental railroad was located here in 1863. Continuing this historic pattern of expansion, today Omaha is characterized by a booming, robust, and diverse economy with excellent business opportunities.

Omaha is consistently ranked in the best cities lists

year after year: For a third straight year Omaha was named as one of the best cities in America by Resonance Consultancy, a leading advisor in tourism, real estate, and economic development. This group named Omaha the #1 Best U.S. Cities with population of less than one million in 2020. The advisor also named Omaha the #2 American Top 10 Small City in 2019 for the second year in a row. Additionally, Crunchbase News in 2019 calls Nebraska's 'Silicon Prairie' an "under-the-radar hub for innovation" referencing Invest Nebraska's investment in

entrepreneurship and small business, the Business Innovation Act programs that encourage start-up businesses and the Omaha Chamber of Commerce's Startup Collaborative program.

Fortune named Omaha the #5 city where employees are happiest in January, 2019. Using data on job market, median incomes, housing affordability, mobility, geographic diversity and education levels, RealtyHop named Omaha the best metro area for Millennials in 2018. According to ZipRecruiter, Omaha is the best city for college grads to start their careers in 2018. Their data journalist, Jeffery Marino, said "home to titans of industry, a charming turn of the century downtown district and a rocking music scene, Omaha is anything but a fly-over city." Marino went on to say that Omaha was ranked first because "it strikes the rare balance of affordability, high job opportunity and a great quality of life." U.S. News and World Report named Omaha the number seven best affordable place to live in the U.S. in 2018. Forbes named Omaha the seventh best city (out of the 100 largest metros in the U.S.) for raising a family.

Since 1990, all employment sectors have shown growth. Over 39,000 business entities fuel the local economy. A business-oriented tax and incentive structure, very low unemployment compensation insurance rates, and low crime rates compared to similar-size metropolitan areas are just a few of the factors contributing to make Omaha a superlative location from both enterprise and residential perspectives. In fact, the "Competitive Alternatives: Focus On Tax" study ranked Omaha as having the



OMAHA OVERVIEW, *continued*

eighth most favorable tax structure for businesses among all midwestern cities studied (KPMG International, 2012).

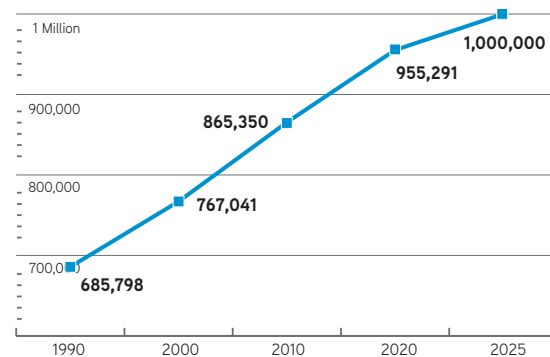
### GEOGRAPHY – OMAHA METROPOLITAN STATISTICAL AREA (MSA)

Today, the Omaha MSA encompasses 4,363 square miles, an area that includes eight counties – Cass, Douglas, Sarpy, Saunders, and Washington counties in Nebraska and Pottawattamie, Mills, and Harrison counties in Iowa. The city of Omaha is located in Douglas County.

The metro area is home to approximately 955,291 persons, equating to 381,227 households, according to Applied Geographic Solutions 2020 estimates. It is centered within a maximum one-day travel radius (500 miles) of over 52 million people. Major metropolitan areas within 500 miles of Omaha include Chicago, Denver, Kansas City, Milwaukee, Minneapolis, Oklahoma City and St. Louis. Clearly, Omaha's central location provides easy business access to a substantial population base and key commercial centers.

### DEMOGRAPHIC CHARACTERISTICS

Omaha's population of 476,559 ranks it as the nation's 42nd largest city. The eight county MSA is the nation's 57th largest metropolitan statistical area. The Omaha metro population has increased 24.5% since 2000 and 10.4% in the past decade. Current population projections point to a continuation of this



Source: Applied Geographic Solutions/U.S. Census Bureau.  
2010 Census estimates and projections as of May 2020.

trend with population reaching approximately 1 million persons by the year 2025, as illustrated in the graph above.

As a total, more than 60.2 percent of Omaha MSA population resides in Douglas County. Sarpy County follows with a 19.8 percent share of total population. Additionally, Census projections point to the greatest expected population gains in the Sarpy area.

Overall, the metro area has a large and diverse population base. Minorities represent a 20.2 percent segment of Omaha MSA residents, with the Hispanic segment being the largest and fastest growing group at present. Age distributions reveal that 35.3 is the median age for Omaha MSA residents, compared to 37.5 for the total U.S. More than 34.1 percent of Omaha residents are under 25 years of age.

From an income perspective, per capita income for Omaha MSA residents is \$36,310 in 2020. Median household income is \$67,595 and the average income for all households combined is \$90,485. The table below compares the Omaha MSA to the income profile for the total U.S. The Omaha market overall shows remarkable prosperity with 44.6 percent of households having annual income above \$75,000.

2020 HOUSEHOLD INCOME COMPARISON		
	Omaha MSA	Total US
Estimated Median Income	\$67,595	\$63,346
Estimated Per Capita Income	\$36,310	\$35,950
Median Home Value	\$182,229	\$229,703
Average Minimum Travel to Work	18.8	22.4

### LABOR FORCE CHARACTERISTICS

With the metro population steadily increasing over the past five decades, Omaha has been assured of a workforce growing in sync with increasing business opportunities. Since 2010, more than 63,000 workers have been added to the labor force and that number continues to grow.

There are more than 50,000 students enrolled in colleges and universities serving the MSA. An estimated 7,000 students graduate from these institutions annually, combined with 10,000 high school graduates, yields an estimated 17,000 young

OMAHA OVERVIEW, *continued*

workers that become available to the labor force each year. Well over one half of the population age 25 or older (67.9%) have at least some college or associate degree training beyond the high school level. More than 36 percent of our community members have college degrees.

The presence of Offutt Air Force Base also contributes to the nature of Omaha's workforce. As the area's largest employer, there are more than 12,000 military, federal and civilian personnel employed on base. Past trends reveal that each year, approximately 1,000 military personnel return to civilian status. This provides a constant pool of experienced, highly trained workers to Omaha businesses.

## EDUCATION

Omaha educational resources are both broad and impressive. A highly rated K-12 school system and 7 four-year colleges and universities form the backbone of Omaha's education infrastructure. From preschool through adult continuing education programs, Omaha area public and private schools offer a full range of educational opportunities. Approximately 200,000 children are enrolled in metro area schools. Area public school districts range from small districts with enrollments of less than one hundred to the largest in the state, Omaha Public Schools. Among the school districts serving the MSA, the Omaha Public School District (OPS) is the largest school system in Nebraska. With an enrollment of approximately 56,400 and covering 146 square miles, it is also

among the larger urban school districts in the Midwest. Currently, OPS is comprised of 63 elementary schools, 12 middle schools and eight high schools. There are also thirteen alternative programs.

The metropolitan area also benefits from the presence of 15 technical colleges, junior colleges and universities. Omaha offers hundreds of traditional programs and new programs. Omaha offers two first class medical schools, two pharmacy schools and a new information technology program at the University of Nebraska at Omaha, housed in a new state-of-the-art facility on the expanded UNO campus.

## EMPLOYMENT

Over 39,600 businesses currently operate in the Omaha area. Growth trends have characterized all employment sectors since 1990. The employment base draws from diverse services, trade, technical and professional industries. As of the first quarter of 2020, Omaha's average unemployment rate of 3.1% compared very favorably with the 3.5% national average. The area's diversified economy has kept the local unemployment rate well below that of the total U.S. over the past ten years.

The largest Omaha employers', ranked by employee size class, currently include:

1. Offutt Air Force Base
2. CHI Health
3. Nebraska Medicine
4. Methodist Health System

5. Fiserv
6. Mutual of Omaha
7. Union Pacific Railroad
8. First National Bank
9. TD Ameritrade
10. PayPal
11. Creighton University
12. Boys Town
13. Blue Cross Blue Shield of Nebraska
14. Horseshoe Casino Council Bluffs
15. Valmont Industries
16. Harrah's Council Bluffs Casino
17. Children's Hospital
18. WholeStone Farms
19. Kiewit Corporation
20. Baxter Auto Group

Omaha is home to over two dozen insurance headquarters including Mutual of Omaha/United of Omaha, Pacific Life, Blue Cross & Blue Shield of Nebraska, Physicians Mutual Insurance Co., Lincoln Financial Group, Woodmen of the World and Warren Buffett's company, Berkshire Hathaway. Banking serves the region with First National Bank, Bank of the West, Wells Fargo and US Bank. Chase banks have entered the Omaha market in 2020 as well. A world-class concentration of medical facilities including Clarkson, Bergan Mercy, Methodist and Children's Hospitals, the world-renowned University of Nebraska Medical Center and Lied Transplant Center serve the community. The largest area employer is Offutt Air Force Base, home to the US Strategic Command Center, is located in Bellevue. Mutual of Omaha is the area's sixth largest employer.



OMAHA OVERVIEW, *continued*

FORTUNE 1000 FIRMS WITH OPERATIONS IN THE OMAHA METROPOLITAN AREA	
Employer	Rank
Berkshire Hathaway*	6
Union Pacific Corporation*	149
Mutual of Omaha Company*	300
Peter Kiewit Sons*	307
TD Ameritrade Holding	486
Green Plains Renewable Energy*	773
Valmont Industries*	827
Werner Enterprises*	880

\* Indicates headquarters located in Omaha

## COMMUNICATIONS TECHNOLOGY

Many information technology and communications companies of varying size have located in Omaha. These companies employ approximately 50,000 workers within the MSA. Technological specializations include investing, credit card and transaction processing, long distance telephone service, telecommunications, computer services outsourcing, and telemarketing. Major companies in the area include Omaha Steaks, Hyatt and Marriott Reservations Centers and Sitel Corporation. Omaha has one of the most advanced communications infrastructures in the world, and is one of the top cities in the country for cultivating information technology companies. This dynamic, combined with Omaha's central location, well-educated labor force and advanced communications

infrastructure, makes it an extremely attractive location for telecommunications and technology providers.

Due to low real estate prices and mild warm weather temperatures, data companies have found the Omaha metropolitan area to be a practical place to build data centers. Over the past decade, Sarpy County in Nebraska and Council Bluffs in Iowa have been home to new, large data centers. Along the south Highway 50 corridor south of Highway 370, you will find data centers belonging to such companies as Facebook, Google and LightEdge Solutions. Sarpy County is also home to data centers belonging to Yahoo! and Fidelity Investments. Council Bluffs is home to several large data centers occupied by Google. While these facilities have a lower employee to square foot ratio, the construction and maintenance of these facilities have contributed to Omaha's strong economy.

## TRANSPORTATION

The Omaha metropolitan area is well postured as a central transportation hub. The combination of an established highway system, the nation's largest rail systems, a major regional airport and an inland waterway system, enable Omaha-based companies to move goods in and out of the region quickly and economically. Within the city itself, convenient, short commutes and efficient inter-city transportation move the workforce.

**By Land** - Omaha is strategically located at the intersection of U.S. Interstate Highways 29 and 80. In

addition, four federal and eight state highways converge there. Approximately 90 interstate and intrastate motor freight carriers offer Omaha businesses direct access to national and international markets.

**By Rail** - Omaha is home to one of the largest rail centers in the nation and the world, with Union Pacific Railroad headquartered here. Shipments by rail or motor carrier can reach almost anywhere in the continental U.S. within five days.

**By Air** - Omaha's Eppley Airfield is a major regional terminal, with ongoing expansion and service enhancements underway. The airport is located five minutes from Omaha's downtown Central Business District.

## QUALITY OF LIFE

When quality of life is one of the criteria, Omaha can provide a satisfying answer from many perspectives. High quality schools, beautiful parks and recreational areas, plentiful, affordable arts and entertainment, affordable homes, low crime rate, clean air and water and availability of healthcare are among the factors that contribute to Omaha's quality of life equation.

One of Omaha's attractive characteristics is its affordability when it comes to cultural activities and entertainment. The community has a wide array of parks, museums, historical sites and entertainment areas that are open year-round. A number of activities are free or cost only a few dollars. Many of

*OMAHA OVERVIEW, continued*

these attractions are unique to the Omaha area.

Omaha is the corporate headquarters and main residential campus of Boys Town. Boys Town, located in the western portion of Omaha, continues to provide care to hundreds of children and is open to the public. The Henry Doorly Zoo has gained national acclaim, won numerous awards and is one of the region's most popular attractions. This world-class zoo sits on 130 acres and is home to over 600 species and more than 18,600 specimens. Among the numerous exhibits are the world's largest indoor rainforest, an aquarium complex that includes a walk-through tunnel, the second largest free-flight aviary, a new gorilla complex, a desert dome, an orangutan habitat and a collection of rare white tigers. Scattered across the metro area are attractions with historical significance - the Mormon Winter Quarters, Malcolm X's birth site, former President Ford's birth site, and a variety of sites that celebrate our Western heritage. The Omaha metropolitan area is also an active and diverse arts and entertainment base for the region. The city is home to the Bemis Foundation, America's only major international urban artist colony. The Foundation regularly attracts artists from around the world. There is a professional symphony, an opera company, a local live theatre - the Omaha Playhouse, as well as dozens of other performing arts venues.

Our latest edition to the community is the Holland Performing Arts Center; an acoustic marvel that hosted its first performance late in 2005.

Omaha has been referred to as the nation's amateur

sports capital and is hosted the NCAA Women's Volleyball in 2007, 2015 and will host the championship game in 2020. Omaha was the host of the first and second rounds of the NCAA Men's Basketball Tournament in 2008 and 2018 Sweet 16 and Elite 8.

Omaha has also been host to the College World Series for 66 years where thousands of fans arrive each spring to cheer on their favorite teams. The City of Omaha has built a new \$140 million downtown ballpark, TD Ameritrade Ballpark, and has signed an unprecedented agreement with the NCAA to keep the College World Series in Omaha for 25 more years. The ballpark's construction is complete and the College World Series played their first game in the new location in the spring of 2011.

Omaha will host its fourth U.S. Olympic Swim Trials in 2021 having already hosted in 2008, 2012, and 2016. The City hosted the the 2018 Curling World Cup, the 2017 Olympic Curling Trials as well as the 2017 FEI World Cup Finals (equestrian).

### OMAHA IN THE FUTURE

Omaha will continue to enjoy favorable changes over the next decade, transforming the city into an even stronger business center. The significant and immediate success of the state's new tax incentives and unparalleled growth of the city's information and data-processing sector, combined with the presence and continued cultivation of an educated workforce, will continue to increase interest in Omaha as a great





*OMAHA OVERVIEW, continued*

place to do business.

Omaha's commitment to cultivating a strong business center shows through the development in projects such as its CHI Health Center Omaha completed in the fall of 2003, with approximately 240,000 square feet of exhibition and meeting space and an arena with up to 17,000 seats which is already scheduled for expansion to meet the growing needs of the area. Other private projects include much of the redevelopment of the Omaha Riverfront, including Gallup University Campus Headquarters and the National Park Service Midwest Regional Headquarters. With over \$1.8 billion in projects under construction or near completion, Omaha's downtown and riverfront are experiencing a development boom. Omaha has recorded six decades of steady growth, but no time in recent history compares to the development happening today in downtown. These new projects will completely change the skyline of down town; add thousands of new workers, as well as thousands of visitors. Known for the effectiveness of its public/private sector partnerships, Omaha's current boom is a unique mix of partnerships involving business, education and government.





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