

Real Property Appraisals, PC

# Industry News



## 2011 Street of Dreams at Tuscan Ridge

This year's Street of Dreams will be held at Tuscan Ridge located at about 198th and Pacific Street. This year eight homes will be on display. The week long event starts Saturday September 17th at 12:00 PM



and runs until Sunday October 2nd at 8:00PM. Those that attend this year will see the latest trends in upscale living, new designs, new building materials, trendy layouts, landscaping, and innovative use of electronics. Below is [Royal Homes Entry in the Street of Dreams](#).



3 Bedroom 4 Bath 4,167 SF Offered for \$599,000

On the following page is another house that is included in the Street of Dreams tour. [Street of Dreams Website](#)

- Commercial Real Estate
- Residential Real Estate
- Land
- Consulting
- . . . . .

[www.rpapc.com](http://www.rpapc.com)

13911 Gold Circle  
Suite 310  
Omaha, NE 68144  
P (402) 391-4205  
F (402) 391-1252

**Joe Dizona, Jr., CG**  
jdizona@rpapc.com

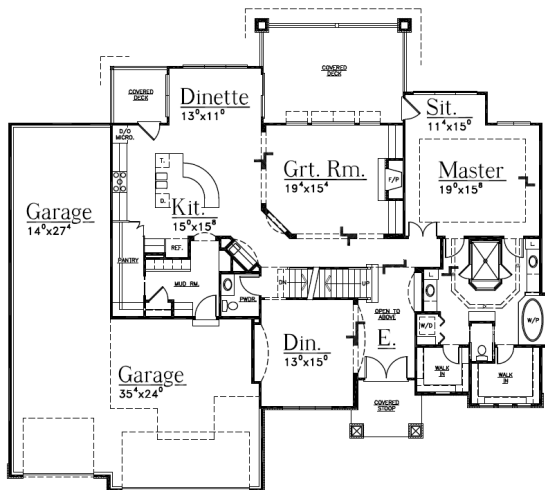
**Nick Dizona, CG**  
ndizona@rpapc.com

**Bob Boetcher, CG**  
bboetcher@rpapc.com

**Barbara Ramm, CG**  
bramm5066@aol.com

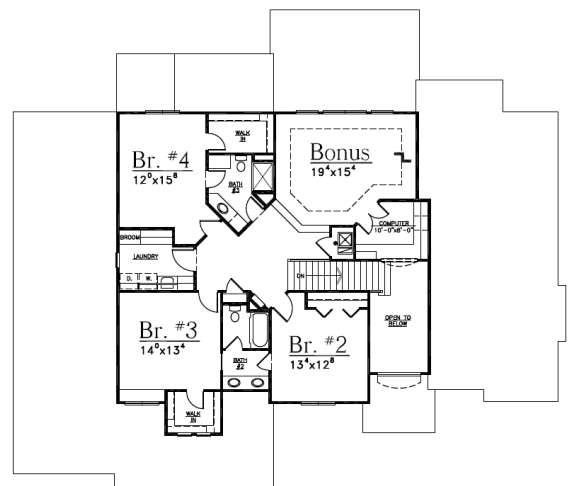


FRONT ELEVATION

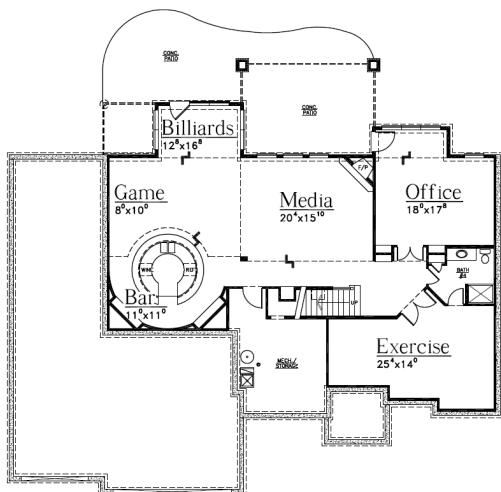


MAIN LEVEL

MAIN LEVEL 2922 SQ.FT.  
 SECOND LEVEL 1543 SQ.FT.  
 LOWER LEVEL 959 SQ.FT.  
 TOTAL 5423 SQ.FT.  
 GARAGE 1227 SQ.FT.



SECOND LEVEL



LOWER LEVEL

**One of the houses you will see**—The Bella is a 1.5 story custom home constructed by Prestige Homes that will be on display at the Street of Dreams. The 5,423 finished square foot home has all of the extras that you have come to expect. What you might not expect is the 1,227 square foot garage designed to hold as many as five cars or three cars and a boat. The upper end homes tend to change relatively quickly as builders hear what customers are looking for and adapt new homes and build spec at events like this to test the market.

[Website](#)

## Government Projects to Watch

**Lake Wanahoo (Highway 77 near the bypass north of Wahoo)**—April 1st 2012 marks the end (if all goes according the plan) of a decade long \$35M Sand Creek Environmental Project. The project was initiated to control flooding and offer recreational opportunities to the area. [Fremont Tribune Article](#)

**Highway 370 Expansion**—Several big players in the development world have been waiting for this project to begin. What started as a relatively small \$17.6M project slowly got postponed and increased in scope into a \$28.1M project. The completion of this expansion will hopefully open the floodgates of new developments as land owners have waited patiently for this project to move forward. [DOR Website](#) [Omaha.com Article](#)

### PROPERTY OWNERS ALONG THE GRETNA-370 CORRIDOR



**Highway 34 Bridge and 75 Expansion**—Recently announced that construction on the widening project will begin Spring of 2012 and will be completed in “four construction seasons”. This project will likely change the intersection of these two highways into highly traveled corridor. [DOR Website](#) [NDOR Memo](#)

## Ames—Geekiest City

Forbes has accurately included Ames as one of the geekiest cities in America along with Boulder CO, Seattle WA, and San Jose CA. We don't like to name call—but sometimes the shoe really fits. Couldn't pass on including his article in the newsletter...

### America's Top 20 Geekiest Cities

13 of 21



#### Ames, Iowa

10.7% of workforce

4,480 workers employed

In this March 10, 2011, photo Iowa State University researcher Lois Wright Morton is seen in a lab at Iowa State in Ames, Iowa. Wright Morton is leading one of three new major USDA-funded research projects on the effects of climate change on agricultural and forest production.

[Article](#)

## New Wal-Mart Format at 90th and Lake

Far be it from us to engage in any speculation as to the future of Wal-Mart stores in Omaha. We prefer to stick with the facts and not explore rumor and innuendo.

**Fact**—Wal-Mart has announced a new format for future Wal-Mart stores including a smaller 30,000—60,000 SF grocery style / “Market” store and a smaller convenience store called Wal-Mart Express. [Private Label Website](#)

**Fact**—Wal-Mart opened its first “Market” format in Wichita Kansas a few weeks ago and plans to open another four before the start of the holiday season. [Omaha.com Article](#)  
The new Wal-Mart Express format was launched in Gentry Arkansas at the start of the year to coincide with the annual meeting in Bentonville.



**Fact**—Wal-Mart announced a new store to be constructed at 90th and Lake that will conform to the new smaller grocery store “Market” format. [Convenience Store News Article](#)

**Fact (Sort of...)**—Several locations have been rumored prior this announcement on the Grow Omaha Forum. Those locations that were leaked include 84th and Highway 370 ([this one isn't a rumor](#)), 50th and L, 68th and Harrison, 96th and Giles, 25th and Capehart Road, 132nd and Maple, 156th and Giles, and 90th and Blondo (close enough to Lake to give credit to the rumor). [Grow Omaha Thread](#)

**Fact**—Wal-Mart is projected to add 11 Million square feet of new US Wal-Mart store space in 2011 and added 14 Million square feet in 2010. [Wal-Mart Investor Relations](#)

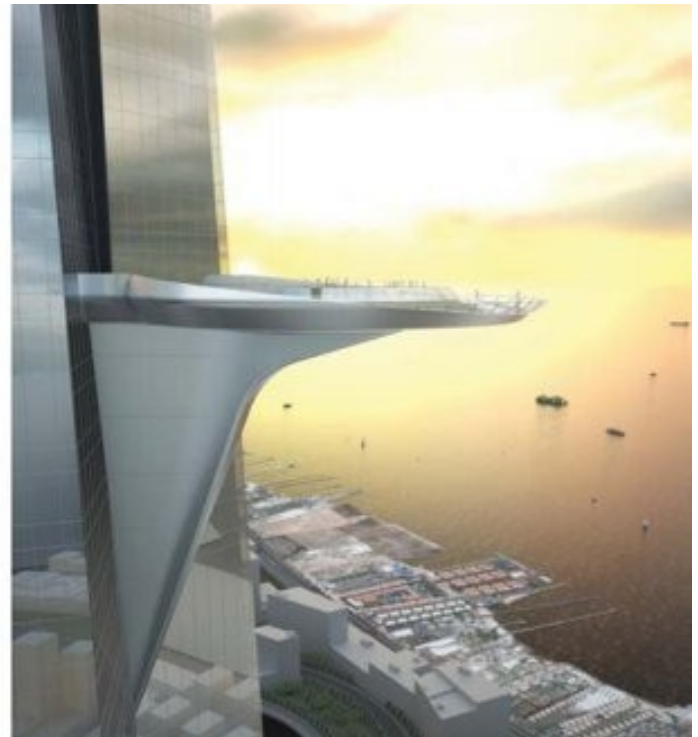
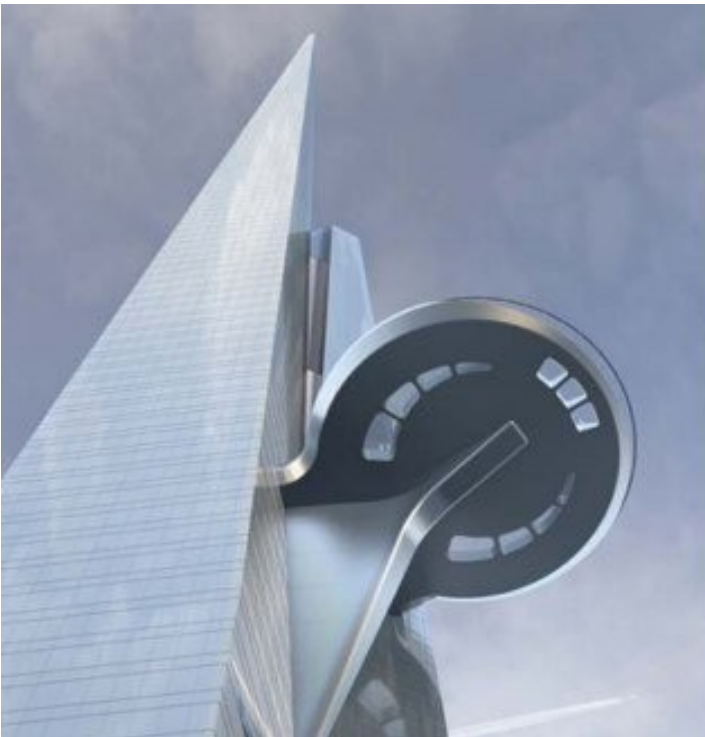
## Kingdom Tower—Tallest in the World

The next mega gigantic ridiculously tall sky scrapper will be in Jeddah, Saudi Arabia. The new tallest building in the world will be about 568 feet taller than the Burj Khalifa—standing a total of 3,281 feet high. The building will have 59 elevators traveling 33<sup>7</sup>/second with a private sky terrace on the 157th floor.



The newest project proves that some people have more money than brains. At a cost of \$20,000,000,000—there is almost no way for this project to become profitable within the next 30 years. Assuming it will take 7 years to construct and 15 years to achieve anything close to market occupancy (total building size is estimated at 5.7 Million Square Feet), the project is more about ego than it is about anything else. Don't expect to see US banks running to developers looking for financing on a project like this.

[Article](#)



## New Look for Plattsmouth

Plattsmouth's downtown area had character but was in need of a face-lift. Facing the sewer separation project, area officials decided to tie in a \$2.8 million renovation street-scape project along with it. The completion of the project comes just in time for the Harvest Festival as reported by the Omaha World Herald. [Article](#)

How this project fits in:

Several buildings along Main Street have been updated with upscale apartments

[The Fitzgerald Building](#) was transformed to its former glory as a hotel

Industrial Parks have been established to lure in new business

[Wiles Crossing and Wiles Kucera Sports and Wellness Center](#) are still in development stages.

Wal-Mart has shown interest in the area and is the next likely announcement now that Blair and Wick's are complete.

