

The World Group Leader



WORLD GROUP

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Retail Mecca!

Not only has Omaha landed national retailers like Dick's Sporting Goods, P.F. Changs, Galyan's, Lowe's and Home Depot, the city is now home to the world's coolest gadget store. The Sharper Image opened its first Nebraska store on November 14th at The Westroads!

Coldwell Banker Commercial World Group has played a small role in bringing new retailers to Omaha's largest mall. Last summer, we represented Lawlor's Custom Sportswear in their lease of approximately 1,000 sq. ft. on The Westroads' second level.

Growth between Omaha & Lincoln Centers on Exit 426

As the metropolitan areas of Omaha and Lincoln continue to expand, real estate developers and economic development officials are assessing the development opportunities between Nebraska's two largest cities.

When the Omaha area (pop. 750,000+) is combined with Lincoln (250,000+), the population exceeds one million, making it the 48th largest metro area in the U.S.

Population growth is not the only factor driving development between the two cities. The Nebraska Department of Roads will expand I-80 from four to six lanes between Omaha and Lincoln over the next 10 years. Cass County, a 25,000-population area between the two cities, is actively planning for growth.

Lowell Daisley, chairman and executive director of the Cass County Economic Development Council said his organization is interested in developing the area while preserving the rustic atmosphere. While Cass County

has more than 15 miles of I-80 running through it, he said the main focus is on Exit 426 and the nearby Highway 66 corridor from Ashland to Louisville.

"That's probably the hottest development corridor in Nebraska," Daisley said.

Cass County expects to see restaurants, hotel and recreational development but will probably require strict covenants to protect the character of the surrounding area, Daisley said.

The biggest obstacle for developers is the lack of water/sewer infrastructure.

Doug Bisson, community planning manager for HDR of Omaha, said his firm is conducting a study for the county. HDR is working with

the Corps of Engineers and the Natural Resources District to assess water and waste water options. The study also calls for surveying area resi-



The Strategic Air & Space Museum at I-80, Exit 426 is a major anchor between Omaha and Lincoln.

dents, asking what development they would like to see in the future.

While it will probably be a long time before Omaha and Lincoln physically become one city, development will continue. Several marquee projects are already thriving at Exit 426 including the Strategic Air & Space Museum, Mahoney State Park and Henry

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Services for Investors-Only Available on New Website

Coldwell Banker Commercial World Group has created a second website to serve clients better.

The new site, located at www.worldgroup.ws, serves two purposes. First, it gives World Group LLC a chance to promote its de-

velopment services. Second, it gives our property management clients the opportunity to keep up-to-date with their properties.

Our clients simply go to the new website and click on "Investors Only." Then, using a private password,

they have 24-hour access to the latest financial reports, statements, condition reports, photographs and other timely information.

The new website is yet another way CBCWG is providing superior property management services to clients!

News Briefs: CBCWG Representatives Enjoy Visibility on National Stage!

Coldwell Banker Commercial World Group representatives have been in the national spotlight. Trenton B. Magid, President, was quoted in the December 2002 edition of *Shopping Center Business*, an Atlanta-based trade magazine.



In the November issue of Chicago-based *Midwest Real Estate News*, Jeff Beals, Vice President of Operations, wrote an article titled, "Affiliations Offer Brand Recognition," in which Magid and Jerry Anderson, president

of Parsippany, New Jersey-based **Coldwell Banker Commercial** were quoted as sources. Beals also writes as a freelancer for *Midlands Business Journal* in Omaha.

Finally, Magid has been named to the editorial board of *Heartland Real Estate Business*, a new publication based in Atlanta.

Vokal Ties the Knot

Jim Vokal, Vice President, married Liz Perry on October 19th at Holy Cross Church. The reception was held at the Durham Western Heritage Museum, where City Council President, Chuck Sigerson declared it "Mr. & Mrs.

James D. Vokal, Jr. Day in Omaha." The couple honeymooned in Jamaica. Vokal also serves on the Omaha City Council, representing District Three.

Harley-Davidson Planning New Dealership at The Thomsen Mile



CBCWG recently closed a deal with Dillon Brothers of Fremont that will put a regional Harley-Davidson dealership at The Thomsen Mile West. The store will be built just west of a new 174th Street and north of West Maple Road. This beautiful, state-of-the-art store is expected to draw customers from hundreds of miles.

New Property Management Account

CBCWG is now managing the Silverwood Association, a condominium regime near 112th & Pacific streets. Silverwood is a gated community made up of 39 upscale town homes.

Magid Recognized as "40 Under 40"

The *Midlands Business Journal* named Trenton B. Magid to the inaugural "40 Under 40" list, honoring the most outstanding young business leaders in Omaha. Magid was recognized at an awards breakfast on November 22nd.

New Property Mgmt Assistant

Liz Fowler is our new Property Management Assistant. She has worked for two other Omaha real estate firms.

Team Member Profile: Daniel J. Goaley

Daniel J. Goaley joined **Coldwell Banker Commercial World Group** in 2000 as a Market Consultant after spending seven years as a Sales Associate for one of Omaha's largest residential real estate companies.

After achieving great success in the residential arena, Goaley started considering a move to the commercial side. After doing a deal with Trenton B. Magid, president of CBCWG, Goaley decided to embark on a new chapter in his career.

The decision turned out to be a great one, as Goaley has excelled as a commercial agent. He has developed ex-



Goaley

pertise in all sections of commercial brokerage and is equally comfortable representing sellers/landlords and buyers/tenants.

As a residential agent, Goaley was named New Agent of the Year in 1995 and was regularly a top producer.

Goaley has been active in the community and professional organizations and was consistently on the dean's list in the marketing management program at Bellevue University.

Restaurant Review: Taxi's at Blondo 120 Features Great Food & Atmosphere

The World Group Leader periodically reviews restaurants located in properties we manage. For our inaugural review, we chose **Taxi's**, located at 1824 N. 120th St. in Blondo 120, a 35,000 sq. ft. strip shopping center in northwest Omaha.

Operated by the owners of the old Neon Goose, Taxi's features a trendy, but very comfortable atmosphere. The menu offers a wide variety of items that could be described as "American" or "California cuisine." Entrees include pasta, seafood, beef, pork, poultry,



sandwiches and specialty salads. Prices range from \$6.00 to \$19.00.

Four of us visited Taxi's for lunch on two different occasions; all of us came away very impressed. We ordered Chicken Penne Pasta, Strawberry Chicken Salad, Grilled Chicken Focaccia sandwich and

a pasta special. The person who ordered the penne pasta called it, "the best I've ever had in my life."

Each menu item was perfectly prepared for both taste and presentation. We all agree that Taxi's is a great addition to Omaha's dining scene.

Taxi's is one of several great tenants at **Blondo 120**, a high-profile center undergoing exterior remodeling. 960 to 5,568 sq. ft. are now available for lease.

Call us for more information!

Development Opportunities Abound in Nebraska City & Southwest Iowa

Commercial real estate investors are always looking for great opportunities, perfect pieces of real estate that are positioned for growth. With that in mind, investors may want to look to Nebraska City and southwest Iowa.

Coldwell Banker Commercial World Group is currently marketing a 73-acre development known as "The Crossroads," located northwest of Interstate 29 & Highway 2, four miles east of Nebraska City in Fremont County, Iowa.

Now that Highway 2 is a four-lane, divided highway west to Lincoln, the area is poised for growth. More than 11,200 cars per day passed by on I-29 (and 5,500 on Highway 2) in 2000. That number will increase as business and leisure traffic continue to rise between Kansas City and Omaha/Lincoln. The interchange is already a major stopping point for semi-truck traffic.



Aerial view of The Crossroads northeast of Interstate 29 and Iowa Highway 2.

The population of Fremont County is 8,000, and more than 12,000 people live in Otoe County, Neb., which includes Nebraska City.

Ross Silcock, president of the Fremont County Economic Development Corp., said the interchange will see continued growth. He envisions hotels, restau-

rants, service providers and even big-box retailers locating at the site.

Erv Friesen, executive director of the Nebraska City Chamber of Commerce, said his community is booming. Two manufacturers plan to add 150 jobs this year. Arbor Links, an Arnold Palmer golf course opened this year and ground has been broken for a new Lewis & Clark interpretive center, which should open by July, 2004. Arbor Day Farm is building an impressive visitors' center. Additional developments are underway.

Businesses are attracted to the area, Friesen said, because of the quality of life and strong tourism draw. He said the I-29 & Highway 2 interchange will benefit from Nebraska City's growth even though it is located in Iowa.

The Crossroads development currently is home to a Texaco station and a planned welcome center. A Super 8 hotel and two other gas stations are located nearby. The area's commercial & industrial zoning allow for flexibility. The front lots are perfect for restaurant, hotel and retail development. The back lots are great for distribution, manufacturing and sales-service businesses.

Anyone interested in purchasing land at The Crossroads should contact Bob Pollard at CBCWG. Lots range from half an acre up to 50 acres. Infrastructure is in place, so construction can begin right away.

Omaha-Lincoln Development (Continued)

Doorly Zoo's Lee Simmons Wildlife Safari. Scott Hazelrigg, executive director of the museum said he welcomes growth between the two cities. "We've seen an increase in businesses from



Mahoney State Park located at I-80 Exit 426.

both cities using the museum for a meeting place," Hazelrigg said. "As the area grows and I-80 is expanded, we will see even more visitors."

Hazelrigg said both Omaha and Lincoln contribute to the museum's success. "We're not an 'Omaha' project. We're not a 'Lincoln' project. We're a regional project with supporters in both cities," he said. "We get more visitors from Omaha, but a higher percentage of Lincoln residents."

Deals Completed: CBCWG Sells Amoco Station & Lot near 42nd & I-80

Here are just a few of the deals **Coldwell Banker Commercial World Group** has recently completed:

Brook Valley Amoco — We represented the seller of a gas station and convenience store in a \$1,020,000 sale to Ray Anderson, Inc.



Land at 42nd & I-80 — We represented the seller in a \$920,000 sale of 1.715 acres at 3435 S. 42nd St.

New Hope Apostolic Temple — We represented both sides of a \$575,000 sale of a former gymnastics building at 6124 N. 99th St. to a local church.

Southwestern Plaza — We represented the seller in the sale of 47,916 sq. ft. of ground to SWP 143 LLC. This was the final available lot in a 55-acre, mixed-used development at 144th & L streets.

Davenport Plaza — We represented the landlord in the lease of 3,776 sq. ft. to Gallery of Crafts LLC at 222 N. 114th St., the former site of Tully's for Men.

U.S. Bank Building — We represented the landlord in the lease of 5,160 sq. ft. to C.H. Robinson at 5332 S. 138th St.

West Maple Centre — We represented the landlord in the five-year-plus lease of 3,708 sq. ft. at 9945 Maple St. to Primerica Financial Services.



Maple 110 Shopping Center — We represented the landlord in the lease of 1,794 sq. ft. at 11002 Emmet St. to Bryer's Total Fitness.

1703 Read St. — We represented the landlord in the lease of 4,350 sq. ft. to Greater Omaha Community Action, Inc.

Omaha's commercial real estate news source!

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As the official newsletter of **Coldwell Banker Commercial World Group**, *The World Group Leader* is Omaha's commercial real estate news source. It is printed quarterly for clients and friends.

Coldwell Banker Commercial World Group is a full-service commercial real estate firm, specializing in office, retail and industrial properties.

Our services include: commercial sales and leasing, property and asset management, financial and investment services, site selection, tenant representation, landlord representation, real estate consulting, asset disposition, development and construction management.

Coldwell Banker Commercial World Group was founded in 1997, and in 2001, affiliated with **Coldwell Banker Commercial**, one of the largest commercial real estate companies, with approximately 325 offices world-wide.

Our team of talented professionals has more than 100 years of combined real estate experience.

Coldwell Banker Commercial World Group has represented hundreds of sales and leasing clients and manages approximately 2 million square feet of commercial property.

For questions, comments or story ideas for future editions of *The World Group Leader*, please contact the editor, Jeff Beals, at (402) 697-8899 or (402) 510-7468.



WORLD GROUP

Each Office Is Independently Owned and Operated.

Coldwell Banker Commercial World Group Announces Several New Listings

Former Bank Building (501 N. 87th St.) — Two-story office building at corner of 87th & Dodge with 11,364 sq. ft. for lease. Great access now that Dodge has been widened.



501 N. 87th St.

Warehouse Building (13595 Giles St.) — 2,250 sq. ft. for lease in a versatile industrial building in southwest Omaha with easy access to I-80.

Auto Glass Building (3217 N. 90th St.) — Small office or retail space for lease next to Auto Glass Center for only \$750

per month. 560 sq. ft. with an open area & a finished office. Ample parking!

Retail Building (9421 Q St.) — Free-standing, 16,225 sq. ft. building for lease or sale located in a high-traffic area with great exposure. Current tenant relocating, so space will be available Jan. 15th!

Land (1528 N. Saddlecreek Rd.) — Nice parcel of land zoned GC, where a small grocery store once stood. 22,387 sq. ft. for sale.

Flex Building (6998 S. 108th St.) — 9,025 sq. ft. for lease in a thriving industrial area. Front office with back warehouse space. Dock-high & drive doors.

Commercial Building & Land (8810 Blondo St.) — 5,250 sq. ft. building & 2.84 acres for sale on a busy corner. Zoned LC & R2.

Central Ice Machine Building (6271 S. 118th St.) — New flex building located

in Gateway I-80 Business Park. 12,800 sq. ft. for lease. Includes 2 bays each with 1,200 sq. ft. of office & 5,200 sq. ft. of warehouse.



6271 South 118th St.

Northwest Retail Building (3030 N. 102nd St.) — 743 sq. ft. office/retail space near I-680 & Maple. Parking at front door!

Spring Valley Site (5905 F St.) — 2.09 acres for sale just off I-80. Perfect for commercial building or motel site.

Convenience Store (6818 S. 13th St.) — 1,296 sq. ft. building on 14,000 sq. ft. of land for sale. Includes 2 gasoline islands.