City of Council Bluffs, Iowa

Request for Proposals Cover Page

Project Information

Project Name West Broadway

Organization Information

Name of Developer Lockwood Development

Mailing Address 12910 Pierce Street, Suite 110, Omaha, NE 68144

Contact Person(s) Chip James and Bob Begley

Telephone 402-933-3663 Fax 402-933-3664

Email Address chip@lockwooddev.com or bob@lockwooddev.com

Partners

Type	Name and Address	Contact Person
Project Development	Lockwood Development, Inc.	Chip James
Architectural Firm	ASD Stanley J. How	Stan How
Engineering Firm	Olsson	Kellen Heideman and Doug Halvorson
Other (specify)		
Other (specify)		
Other (specify)		

Council Bluffs Request for Proposal

34th Street and 1st Avenue

Project Summary

Lockwood Development would develop up to 220 multi-family living units in two four story buildings and develop the commercial lots on Broadway.

Project Plans

Please see attached conceptual site plan of the proposed project.

Developer Experience

Lockwood Development was formed in 2002 as a full-service commercial/residential and mixed-use development company. Please see attached Lockwood Development Portfolio**.**

Project Timeline

Lockwood Development would need approximately 120-180 days for due diligence and to coordinate with the city on platting, zoning and preparing an approved Development Agreement with the City of Council Bluffs. We would anticipate having construction drawings approximately 120-150 days following closing on the property with construction to commence upon receiving a building permit.

Financial Forecast

Lockwood Development or it's affiliate is offering $1,200,000 for the property. We will complete a detailed pro forma if chosen as the developer of the project.

Project Contingencies

Lockwood Development would be looking for assistance from the City and State to implement to project, including but not limited to;

- Tax Increment Financing and;
- Brownfield/Grayfield Tax Credits

Conceptual Site Plan

S 34th St & W Broadway | Council Bluffs, IA

July 30, 2018 | 018-0699 170

OLSSON ASSOCIATES

www.olssonassociates.com

0' 25' 50' 100'
1" = 50'
SCALE: IN FEET

NORTH

W Broadway

S 34th St

S 32nd St

S 31st St

S 33rd St

2nd Ave

SHOPS
70 X 160
11K

LOT 1
1.25 ACRES

50 CARS

275 FEET

100 CARS

LOT 2

475 FEET

200 FEET

150 FEET

FOOD STORE
125 X 165
20K
1.82 ac.

TRANSIT R.O.W.

48 UNITS
THREE STORY BUILDING

LOT 3
1.79 ac.

90 CARS

2 CAR GARAGE PER UNIT

1.08 ac.

LOT 5

5 UNITS

PLAY

96 UNITS
1.75 CARS PER UNIT

LOT 6

4 UNITS
TWO STORY BUILDINGS

80 CARS

LOT 4
1.68 ac.

0.94 ac.

60 X 100
6K
0.50 ac.

26 CARS


stanley j how
ARCHITECTS
How | Seip | Down
© Stanley J. How Architects







LOCKWOOD DEVELOPMENT PORTFOLIO

LockwoodDevelopment

ABOUT LOCKWOOD DEVELOPMENT

In 2002, Lockwood Development was established in Omaha, Nebraska as a full-service commercial real estate development company. Lockwood's core focus is the development of land, office buildings and retail centers primarily in the Midwest. Since its inception, Lockwood has grown to develop over 1,000,000 square feet of commercial properties in Nebraska and Arkansas. In 2005, Lockwood Development formed Lockwood Construction, LLC to perform general contracting services. As a long term holder of the real estate Lockwood develops, Lockwood wanted to control the building process and ensure the buildings were built to the highest standard and quality.



Services

Development

Our development process includes the following:

INITIAL PLANNING & LAND ACQUISITION:

- Meeting to review details of general & specific project requirements
- Site selection & analysis
- Analyze project feasibility
- Estimate total project cost
- Prepare & negotiate option/purchase agreement
- Determine building requirements; consider highest and best land use
- Obtain topographical report, environmental reports, survey report
- Selection of engineer
- Selection of architect
- Selection of contractor
- Work with architect on building design and overall project concept
- Review of title commitment
- Zoning Entitlements - if required
- Consider & analyze all possible financial options, including TIF & other city incentives
- Assist in lender negotiations
- Preparation of closing documents
- Closing of purchase and loan

ABOUT LOCKWOOD DEVELOPMENT

Services, Continued.

ORGANIZATION:

- Prepare projections to include summary of project, cost analysis, proposed operating budget and financial analysis for investors
- Negotiate terms for construction contract and construction financing
- Review and analyze various project costs
- Review plans and specifications with architect and contractor
- Develop tax and financing alternatives
- Select and prepare appropriate form of organization
- Review and finalize construction contract
- Draft and assemble loan package for submission to lending institutions
- Obtain construction financing commitment

CONSTRUCTION::

- Prepare final construction contract
- Assist in negotiations with construction lender
- Review of construction lien documents
- Review architect's agreement, if necessary
- Review of commitment for permanent financing
- Review of permanent loan documents
- Check process of construction and payouts to contractors
- Check all change orders from contractor
- Obtain and check lien waivers to insure payment of bills by subcontractors
- Check final payment to contractor and review 'punch-list' on final inspection

LEASE-UP:

- Develop occupancy strategy
- Market property to prospective tenants
- Negotiate letter of intent (LOI) proposals
- Prepare and review final lease documents

FINAL CLOSE-OUT:

- Activate permanent loan
- Advise investors of final project cost and prepare any new projections
- Assist in set-up of book keeping system for manager

ABOUT LOCKWOOD DEVELOPMENT

Services, Continued.

Property Management

Our commitment to our projects doesn't end once the property is completed. Lockwood Development stays involved by professionally managing our entire portfolio with a strong dedication to our tenants as well as our partners. Lockwood strives for detail and quality of our developments and feels the management of these properties needs to be the same. Our philosophy remains consistent whether we are managing for our portfolio or 3rd Party Owners.

Our management expertise ranges from Class A and B office properties to retail, flex space and residential. Today, we manage over 1,000,000 square feet. Our primary focus is to maintain a high tenant retention rate through our commitment to our valued tenants. Our services include:

MANAGEMENT SERVICES:

- Regular communication with the owners
- Strong tenant relations
- Preparation of annual budgets
- Financial reporting
- Maintenance and repairs
- Rent collection
- Administration of real estate taxes
- Capital forecasting and cash management
- Year-end reconciliations and billing
- Vendor services bidding and selection
- Rent valuations and negotiations
- Capital project & value enhancements
- Inspection audits
- Proactive/predictive maintenance
- Maintenance services
- Vendor management
- Vendor contract negotiation
- On-Call Maintenance -- 24 Hours a Day



LOCKWOOD TEAM RESUMES



Lawrence 'Chip' James, II, President of Lockwood Development

Chip attended Drake University where he earned his Bachelor's degree in English. After graduating in 1992, Chip began his real estate career working at a company specializing in real estate development, brokerage and management in Omaha, Nebraska.

In 2002, Chip founded Lockwood Development, a full-service commercial real estate company. Lockwood primarily focuses on the development of land, office, retail and multi-family residences as well as brokerage and property management. The company has completed or is in the development phase of completing over $400 million worth of commercial projects.

In 2005, Chip formed Lockwood Construction to build most of the development projects for the company. The formation of Lockwood Construction allows him to maintain control of each project and make sure that it is constructed to our high standards. This gave Chip more control over the quality of work, the cost of supplies and return on investment. Lockwood Construction specializes in land infrastructure, building core & shells and tenant finishes.

Building his own custom home in 2006 inspired Chip to become more involved in the residential custom home market. Discovering his passion for home building, he continued to expand his residential portfolio which resulted in the creation of Bloomfield Custom Homes in 2011. Bloomfield has built over $23 million of custom homes in the Omaha area.

Chip is very passionate about the Omaha community. He is currently involved in the following charitable and civic organizations in Omaha:

- Salvation Army Advisory Board
- Brownell Talbot School Board of Trustees
- Bemis Center for Contemporary Arts Board Member
- Creighton Athletic Department Advisory Board

Philanthropy is a major part of Chip's values. Giving back to the community in which he was born and raised has carried over into his career. When creating a new development, it is not always about the bottom line, it is about making sure the product he develops is creating value and is an added benefit to the City of Omaha.

Chip is a member of the International Council of Shopping Centers (ICSC) and holds a real estate license in Nebraska.

LOCKWOOD TEAM RESUMES



Robert Begley, JR, Executive Vice President of Lockwood Development

Bob began his real estate career with The Lund Company in 1996 as an associate broker. He specialized in representing national and regional clients as well as investment sales and leasing office & retail space.

In 2005 Bob joined Lockwood Development as the company's Vice President. His role as Vice President includes: all aspects of the company's development projects site selection, due diligence, market research, entitlements, budgeting, financing and sale and lease negotiations. Bob is also responsible for the company's brokerage services. Since joining Lockwood Development, he has overseen the development of approximately 500,000 square feet of various office and retail developments. His years of commercial brokerage experience combined with a strong history of development have led to several large scale commercial projects across the Midwest.

Bob has also been an ardent supporter of JDRF after his step-daughter, Shelby, was diagnosed with Type 1 Diabetes (T1D) in 2010. He served as a member of the JDRF board of directors from 2011 through 2018 and was the Chair of the 2018 JDRF One Walk which raised over $650,000 towards T1D research. Lockwood Development has consistently been a top corporate walk team during his tenure with JDRF and in 2018, Lockwood Development was elected to the JDRF Walk Team Hall of Fame for cumulatively raising over $100,000 for JDRF.

Bob is a member of the International Council of Shopping Centers (ICSC) and holds real estate licenses in Nebraska, Iowa, Kansas and Arkansas.

EDUCATION

Bob earned a Bachelors Degree in Business Administration from the University of Nebraska at Omaha, with an emphasis on Finance and Real Estate and Land Use Economics.

LOCKWOOD TEAM RESUMES



Emily J. O'Connor, Vice President of Lockwood Development

Emily joined Lockwood Development in 2005 as an Assistant Property Manager. She quickly became more involved in all aspects of the company focusing on Asset/ Property Management, Sales and Leasing as well as involvement in Real Estate Development. In 2006, Emily took over all the Property Management for Lockwood. During this time, Emily was responsible for managing over 500,000 square feet of office and retail properties.

In 2011, Emily transitioned out of Property Management to be more focused on Development. In 2015, Emily was promoted to Vice President of Lockwood Development and continues her involvement with all aspects of the company including Development, Sales and Leasing, Management, Construction and Human Resources. Emily also played a vital role in the formation and launch of Lockwood Development's sister company, Bloomfield Custom Homes (BCH), which focuses on high-end custom home building throughout the Omaha area. Emily is heavily involved with BCH working with the clients throughout their home building experience.

Emily holds her brokers real estate license in the state of Nebraska. She is a member of the Building Owners Management Association (BOMA) and the International Council of Shopping Centers (ICSC). Emily has been a member of CREW (Commercial Real Estate Women) for five (5) years and in 2018 was elected onto the CREW Board as the Community Outreach leader. Emily has also been involved with Lutheran Family Services (LFS) for over six (6) years. She plays an integral role in advocating and supporting LFS. Emily has partnered LFS and CREW together so that the impact to LFS can be greater. She organizes multiple drives with CREW for LFS every year, is on her second year furnishing a home for a refugee family and is instrumental in buying Christmas presents for over 25 people in LFS's care every year. Emily is also active with JDRF raising over $3000 every year for the cause. Emily is a member of the BrewHaha Committee which is an annual event that benefits Habitat for Humanity. The event raises enough funds every year to build two (2) houses for Habitat.

EDUCATION

Emily earned her Bachelor's Degree in Business Administration from the University of Nebraska at Omaha, specializing in Real Estate and Land Use Economics.

LOCKWOOD TEAM RESUMES



Kristin Ellenberger, Director of Property Management

Kristin joined the Lockwood Development team in 2011 with almost ten years of experience in Property Management. Prior to Lockwood her duties were oversight and management in multiple markets, financial reporting, budgeting, mentoring, and managing daily maintenance and repairs,

Kristin is responsible for all facets of property operations at Lockwood Development. This includes, asset management, tenant relations, building and facility operations and maintenance, budget development, fiscal performance, contract negotiation, project management and new business development. Kristin also supervises progress of mixed-use developments throughout various stages of construction, establishes and maintains home and land owners' associations, implements, hires and trains a team of property management personnel.

To date, Kristin manages over 1 million square feet of office, retail & large land developments with the help of her management team. Her attention to detail, desire for top quality management and vast knowledge make her an excellent asset to Lockwood Development.

Kristin in an active member of the Real Estate community across the Omaha metro. She is a member of ICSC (International Council of Shopping Centers) and serves as the President for BOMA Omaha. As President, she leads monthly meetings, & holds education and special events. In addition to BOMA, Kristin was elected as secretary and a board member for CREW Omaha Metro. CREW is an all-women commercial real estate group. Kristin's duties in her role include: annual strategic planning, community outreach and committee/leadership tasks.

Her community outreach has been rooted in Lutheran Family Services (LFS) for the past six years. She plays an integral role in advocating and supporting their mission through volunteer work, organizing multiple drives and assisting in community partnerships. Kristin also supports the JDRF-Omaha Chapter every year through raising money and awareness by participating in the JDRF OneWalk and other corporate events.

EDUCATION

Kristin earned her Bachelor's Degree in Business Education from the University of Nebraska - Lincoln. She currently holds a Nebraska Real Estate License and is working towards an accreditation from BOMI International (expected 2019).

STERLING RIDGE

132ND & PACIFIC | OMAHA, NEBRASKA



Lockwood Development









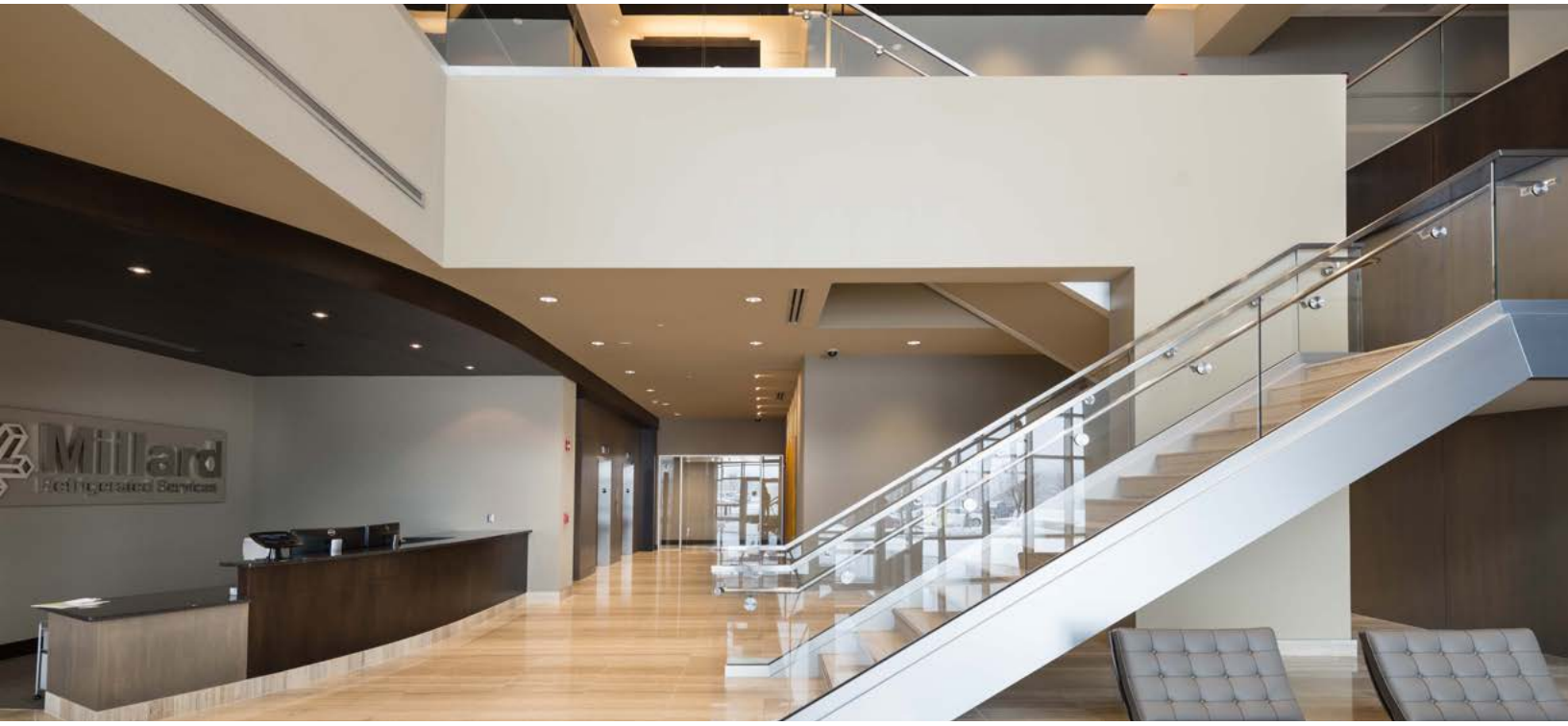
STERLING RIDGE - BUILDING A

(MULTI-TENANT)

13030 PIERCE STREET | OMAHA, NEBRASKA

LockwoodDevelopment

STERLING RIDGE - BUILDING A

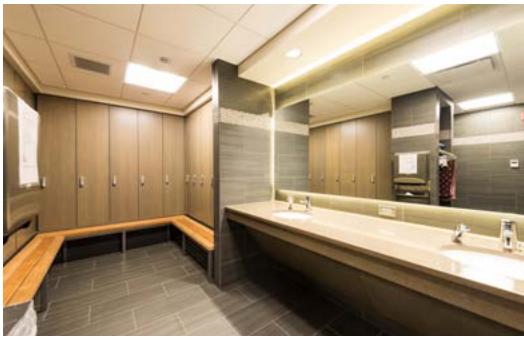


Sterling Ridge - Building A was originally built for a corporate headquarters. Millard Refridgerated Services built the building from the ground up in 2013. Millard occupied the entire building for approximately 2 years. In 2015, Lineage Logistics purchased Millard and occupied the building. Sterling Ridge-Building A boasts exquisite tenant finishes and a third floor balcony overlooking the development.

YEAR BUILT	2013
SQUARE FEET	90,000 SQUARE FEET
SITE	4.33 ACRES
ARCHITECT	HOLLAND BASHAM ARCHITECTS
TENANTS	LINEAGE LOGISTICS, JETLINX, MILLARD HOLDINGS, PANORAMA POINTE
BUILDER	LOCKWOOD CONSTRUCTION
AMENITIES	HEATED UNDERGROUND PARKING, LARGE EXERCISE ROOM WITH LOCKER ROOM, 100-PERSON LOWER LEVEL TRAINING AUDITORIUM















STERLING RIDGE - OFFICE B

(MULTI-TENANT)

12910 PIERCE STREET | OMAHA, NEBRASKA

LockwoodDevelopment

STERLING RIDGE - OFFICE B



Adjacent to the Building A, this multi-tenant office building was completed in 2014. The three story building features high end Class 'A' tenant finishes, excellent visibility from Pacific Street, a short walking distance to retail and trails within the development,.

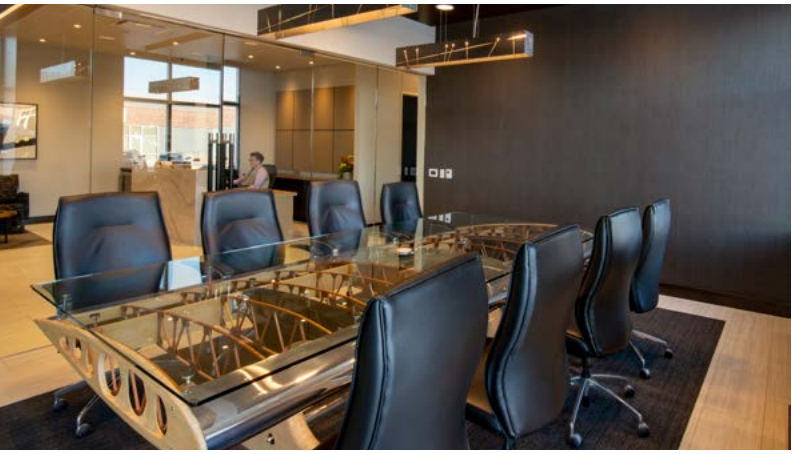
YEAR BUILT	2014
SQUARE FEET	60,000 SQUARE FEET
SITE	2.78 ACRES
ARCHITECT	HOLLAND BASHAM ARCHITECTS
TENANTS	RBC WEALTH MANAGEMENT, LOCKWOOD DEVELOPMENT, ADVANCED DERMATOLOGY, WAVE INTERACTIVE, MAMMEL FOUNDATION AND CLINE, WILLIAMS, WRIGHT, JOHNSON & OLDFATHER, CHARTWELL CAPITAL & AGMAN
BUILDER	LOCKWOOD CONSTRUCTION
AMENITIES	HEATED UNDERGROUND PARKING, EXTENSIVE GLASS ALLOWING FOR NATURAL LIGHT AND FIRST & THIRD FLOOR DECKS











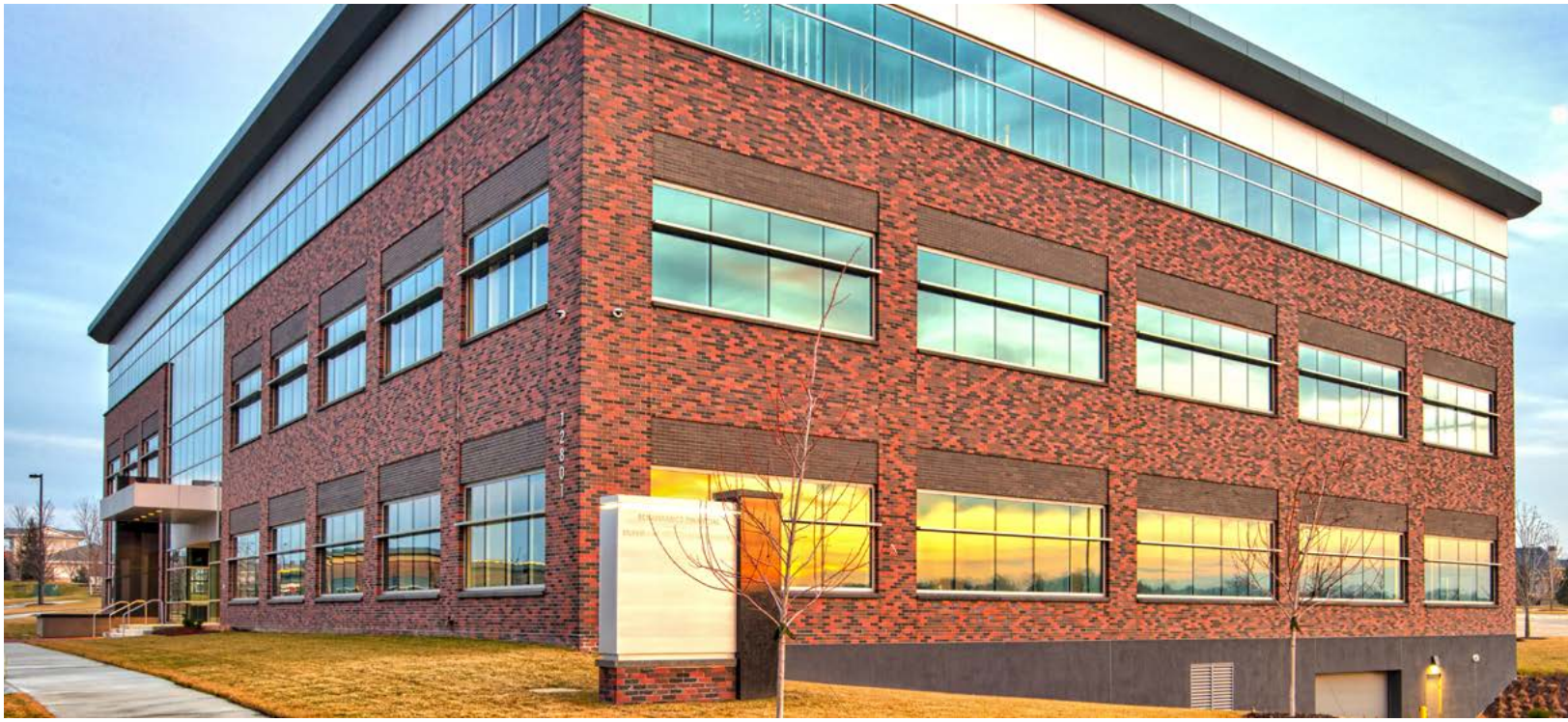


STERLING RIDGE - OFFICE E

12801 PIERCE STREET | OMAHA, NEBRASKA

LockwoodDevelopment

STERLING RIDGE - OFFICE E



YEAR BUILT	2018
SQUARE FEET	60,000 SQUARE FEET
ARCHITECT	HOLLAND BASHAM ARCHITECTS
TENANTS	RENAISSANCE FINANCIAL, SILVERLEAF WEALTH MANAGEMENT
BUILDER	LOCKWOOD CONSTRUCTION
AMENITIES	• HEATED UNDERGROUND PARKING, • EXTENSIVE GLASS ALLOWING FOR NATURAL LIGHT, • MAIN ENTRANCES ON NORTH & SOUTH SIDE OF BUILDING • CLASS 'A', HIGH-END FINISHES THROUGHOUT ENTIRE BUILDING







LINKEDIN - FUTURE HEADQUARTER SITE

STERLING RIDGE - OFFICES C & D

132ND & PACIFIC STREET | OMAHA, NEBRASKA

LockwoodDevelopment

OFFICE BUILDINGS C & D



YEAR BUILT ESTIMATED COMPLETION DATE: FALL 2020

SQUARE FEET TWO (2) 100,000 SQUARE FOOT, 5-STORY OFFICE BUILDINGS

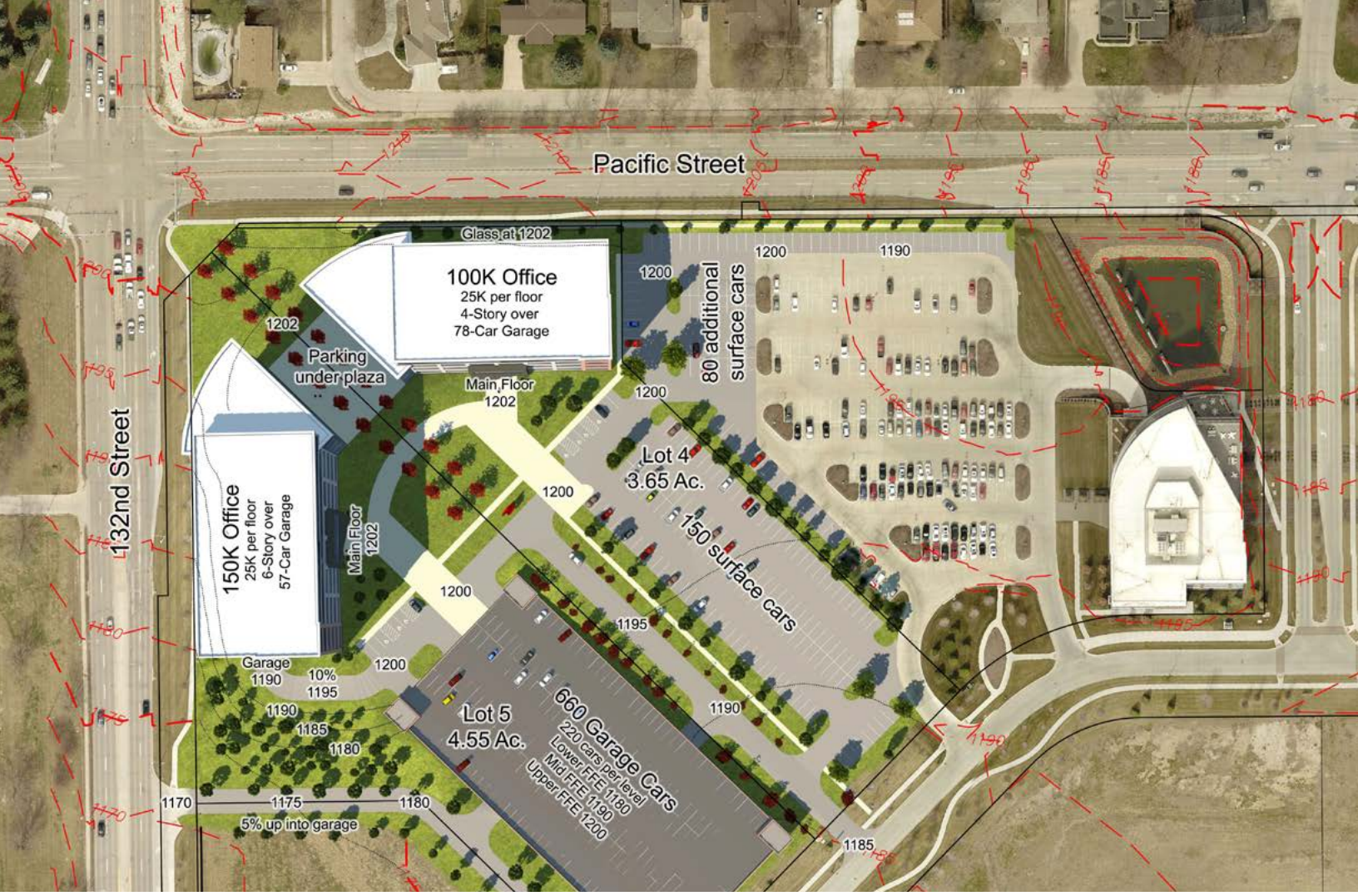
ARCHITECT HOLLAND BASHAM ARCHITECTS

BUILDER LOCKWOOD CONSTRUCTION

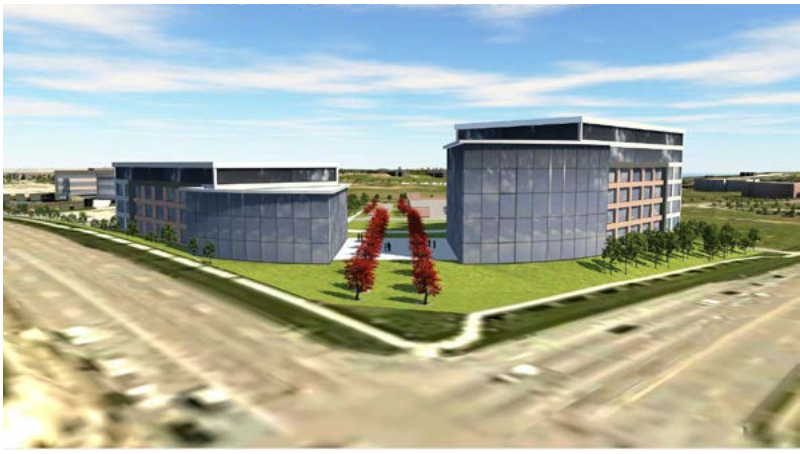
AMENITIES

- SKYWALK CONNECTOR ON 3RD FLOOR
- LARGE OUTDOOR PLAZA SPACE BETWEEN BUILDINGS
- HEATED UNDERGROUND PARKING GARAGE WITH 128 PARKING STALLS
- 5:1,000 PARKING RATIO
- SUBSTANTIAL PERIMETER GLASS
- HIGH-END, CLASS 'A' FINISHES WITH SCENIC VIEWS ACROSS PROFESSIONALLY MANICURED LANDSCAPES
- LOCATED WITHIN WALKING DISTANCE TO SHOPS, RESTAURANTS, LUXURY RESIDENCES & TRAILS









(PROPOSED)

STERLING RIDGE - OFFICES G & H

132ND & PACIFIC STREET | OMAHA, NEBRASKA

LockwoodDevelopment

OFFICE BUILDINGS G & H



YEAR BUILT PROPOSED

SQUARE FEET BUILDING G: 150,000 SF - 6-STORY, CLASS A+ BUILDING
BUILDING H: 100,000 SF - 4-STORY, CLASS A+ BUILDING

ARCHITECT HOLLAND BASHAM ARCHITECTS

BUILDER LOCKWOOD CONSTRUCTION

AMENITIES

- PROMINENT BUILDINGS ON THE CORNER OF 132ND & PACIFIC STREET
- SIGNAGE OPPORTUNITIES FOR GREAT VISIBILITY THROUGHOUT THE DEVELOPMENT
- HEATED UNDERGROUND PARKING GARAGE
- EXTENSIVE GLASS TO ALLOW FOR NATURAL LIGHT
- 4.5:1,000 PARKING RATIO
- HIGH-END, CLASS 'A+' FINISHES WITH SCENIC VIEWS ACROSS MANICURED LANDSCAPES
- LOCATED WITHIN WALKING DISTANCE TO SHOPS, RESTAURANTS, LUXURY RESIDENCES & TRAILS



CENTRIS FEDERAL CREDIT UNION - FUTURE HEADQUARTER SITE

STERLING RIDGE - OFFICE F

132ND & PACIFIC STREET | OMAHA, NEBRASKA

LockwoodDevelopment

STERLING RIDGE - BUILDING F



HBA
HOLLAND BASHAM ARCHITECTS

YEAR BUILT SPRING 2019

SQUARE FEET 90,000 SQUARE FEET

ARCHITECT HOLLAND BASHAM ARCHITECTS

BUILDER MCL CONSTRUCTION

AMENITIES

- 4-STORY OFFICE BUILDING
- HEATED UNDERGROUND PARKING GARAGE
- LARGE OUTDOOR DECK LOCATED ON THE THIRD FLOOR
- SCENIC VIEW OVERLOOKING MANICURED LANDSCAPING
- HIGH-END, CLASS A FINISHES





(PROPOSED)

FINANCIAL PLAZA

9140 WEST DODGE ROAD | OMAHA, NEBRASKA

LockwoodDevelopment

FINANCIAL PLAZA



YEAR BUILT	ORIGINALLY BUILT: 1982, LOCKWOOD PURCHASED IN 2018
SQUARE FEET	85,000 SQUARE FEET
SITE	3.58 ACRES
ORIGINAL ARCHITECT	ASD STANLEY J. HOW
RENOVATION ARCHITECT	TACK ARCHITECTS
TENANTS	TRAVELEX, TITLECORE, HUGO, VERIZON, CFM REALTY, SWARTZBAUGH-FARBER & ASSOCIATES AND MANY MORE
AMENITIES	• LARGE 3-STORY ATRIUM • HEATED UNDERGROUND PARKING GARAGE • EXCELLENT DODGE EXPOSURE





(PROPOSED)

CANDLEWOOD HILLS

125TH & WEST DODGE ROAD | OMAHA, NEBRASKA

LockwoodDevelopment

CANDLEWOOD HILLS



YEAR BUILT	PROPOSED
SQUARE FEET	80,000 SQUARE FEET
SITE	3.58 ACRES
ARCHITECT	TACK ARCHITECTS
AMENITIES	• BUILDING SIGNAGE FOR FULL FLOOR TENANTS • HEATED UNDERGROUND PARKING GARAGE • EXCELLENT DODGE EXPRESSWAY EXPOSURE • SURROUNDED BY OMAHA'S LARGEST BUSINESS PARKS • LOCATED NEXT TO COSTCO & CHICK-FIL-A











NORTHSTAR FINANCIAL

PHASE I & PHASE II

17605 WRIGHT STREET | OMAHA, NEBRASKA

LockwoodDevelopment

NORTHSTAR FINANCIAL



Northstar Financial Building is a build-to-suit office building located in Legacy Business Park in West Omaha. Phase I was completed in 2012 and Phase II was completed in summer of 2016. Both office buildings occupy approximately 250 employees.

YEAR BUILT	PHASE I - 2012, PHASE II - 2016
SQUARE FEET	PHASE I - 60,000 SQUARE FEET, PHASE II - 45,000 SQUARE FEET
SITE	PHASE I - 4.86 ACRES, PHASE II - 3.67 ACRES
ARCHITECT	ASD STANLEY J. HOW ARCHITECTS
TENANTS	NORTHSTAR FINANCIAL
BUILDER	LOCKWOOD CONSTRUCTION
AMENITIES	ON-SITE FITNESS FACILITY, FINISHED GARDEN LEVEL WITH EXCELLENT VIEWS, COURTYARD AREA & TRAINING CENTER













BLACK HILLS ENERGY

1102 E. FIRST STREET | PAPILLION, NEBRASKA

LockwoodDevelopment

BLACK HILLS ENERGY



Black Hills Energy is a single-story office building located in Papillion Business Technology Park. Originally structured as a build-to-suit office, Black Hills purchased the property from the Lockwood Development upon completion.

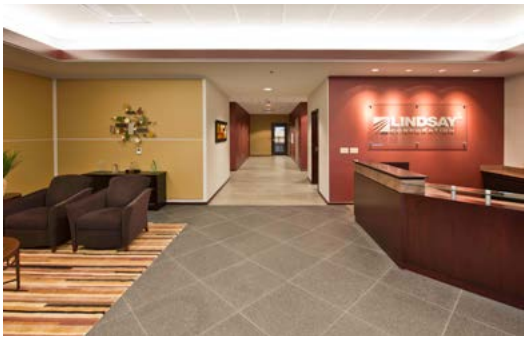
YEAR BUILT	2011
SQUARE FEET	36,000 SQUARE FEET
SITE	5.58 ACRES
ARCHITECT	ASD STANLEY J. HOW ARCHITECTS
TENANTS	BLACK HILLS ENERGY
BUILDER	LOCKWOOD CONSTRUCTION
AMENITIES	ENERGY EFFICIENT BUILDING, 6.5:1,000 PARKING RATIO, ADDITIONAL LAND FOR FUTURE GROWTH EXPANSION











LINDSAY CORPORATION

110TH & BLONDO STREET | OMAHA, NEBRASKA

LockwoodDevelopment

LINDSAY CORPORATION



Lindsay Corporation is a three-story building located in Blondo 108 Business Park. The building features an ideal facility for training with state-of-the-art communication and audio visual package. Lindsay Corporation is just minutes away from the interstate and major retail corridors.

YEAR BUILT	2009
SQUARE FEET	36,000 SQUARE FEET
SITE	3 ACRES
ARCHITECT	ASD STANLEY J. HOW ARCHITECTS
TENANTS	LINDSAY CORPORATION
BUILDER	LOCKWOOD CONSTRUCTION
AMENITIES	ENERGY EFFICIENT BUILDING, UNDERGROUND HEATED PARKING, 60-PERSON LOWER LEVEL TRAINING AUDITORIUM















ONE CALIFORNIA

13625 CALIFORNIA STREET | OMAHA, NEBRASKA

LockwoodDevelopment

ONE CALIFORNIA



One California is a Class "A" multi-tenant office building located at Bank of the West Business Park. The location gives great exposure to West Dodge Road, which runs east-to-west through the city. This 66,000 square foot building includes a marble entry way, heated underground parking and great views. The building was completed in May 2005.

YEAR BUILT	2005
SQUARE FEET	67,000 SQUARE FEET
SITE	2.18 ACRES
ARCHITECT	REED DESIGN
TENANTS	MORGAN STANLEY, NOBLE, WELLS FARGO, AMERICAN INTERSTATE BANKCORPORATION, INNOVATIVE DENTAL, JRM INVESTMENTS
BUILDER	DARLAND CONSTRUCTION
AMENITIES	MARBLE ENTRY WAY, HEATED COVERED PARKING, FLOOR TO CEILING WINDOWS



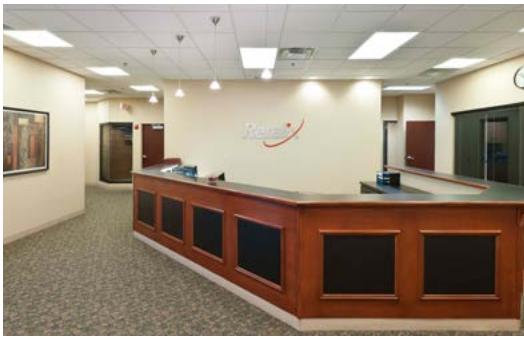












LAKESIDE PLAZA

169TH & WEST CENTER ROAD | OMAHA, NEBRASKA

LockwoodDevelopment

LAKESIDE PLAZA



Lakeside Plaza is a two-story, multi-tenant office building with a prominent location in the Lakeside Hills Park. The building is within walking distance to Lakeside Hospital, restaurants and shopping.

YEAR BUILT	2003
SQUARE FEET	26,000 SQUARE FEET
SITE	2.13 ACRES
ARCHITECT	FRED MICKEY ASSOCIATES
TENANTS	NCR & TITAN MEDICAL
BUILDER	G&S CONSTRUCTION
AMENITIES	HEATED UNDERGROUND PARKING, OUTDOOR WATER FEATURE











REGENCY PROFESSIONAL BUILDING

260 REGENCY PARKWAY | OMAHA, NEBRASKA

LockwoodDevelopment

REGENCY PROFESSIONAL BUILDING



YEAR BUILT	1972, LOCKWOOD PURCHASED: 2015
SQUARE FEET	18,600 SQUARE FEET
SITE	1.02 ACRES
RENOVATION ARCHITECT	ASP STANLEY J. HOW
TENANTS	REGENCY DENTAL. SMITH & LINGO LAW, PROFESSIONAL POINTE EXECUTIVE SUITES & SHERRETS BRUNO & VOGT, LLC
RENOVATION BUILDER	LOCKWOOD CONSTRUCTION
AMENITIES	PRIME LOCATION IN REGENCY, BUILDING SIGNAGE & UPDATED COMMON AREAS









SOUTHWESTERN PLAZA

144TH & 'L' STREET | OMAHA, NEBRASKA

LockwoodDevelopment

SOUTHWESTERN PLAZA



YEAR BUILT	2002
SQUARE FEET	13,500 SQUARE FEET
SITE	1.1 ACRES
ARCHITECT	REED DESIGN
BUILDER	G&S CONSTRUCTION
AMENITIES	GREAT END-USER BUILDING, CLOSE PROXIMITY TO I-80, LOCATED IN SOUTHWESTERN PLAZA











STERLING RIDGE-RETAIL

132ND & PACIFIC STREET | OMAHA, NEBRASKA

LockwoodDevelopment

STERLING RIDGE - RETAIL



Located off Pacific Street in Sterling Ridge, the two retail buildings offer a nice blend of local restaurants and clothiers all within close proximity to the office, residential and walk trails in the development.

YEAR BUILT	2015
SQUARE FEET	24,000 SQUARE FEET
ARCHITECT	HOLLAND BASHAM ARCHITECTS
TENANTS	SUMMER KITCHEN & SCOOTERS, SHE.LA, GRAE CLOTHING, FASHION CLEANERS, CHARRED BURGER+BAR, KONTEMPO, ARC BRIDAL
BUILDER	LOCKWOOD CONSTRUCTION
AMENITIES	FRONTAGE TO PACIFIC STREET, OUTDOOR PATIO & SEATING AREAS, WELL MAINTAINED LANDSCAPING, CUSTOM ART SCULPTURE













AMERICAN INTERSTATE PLACE

156TH & WEST MAPLE ROAD | OMAHA, NEBRASKA

LockwoodDevelopment

AMERICAN INTERSTATE PLACE



American Interstate Place is a Class 'A' grocery-anchored shopping center that blends national retailers with regional and local tenants. American Interstate Place is the first phase of a 47-acre suburban shopping center with the second phase to the west.

YEAR BUILT	2004
SQUARE FEET	130,000 SQUARE FEET
SITE	30 ACRES
ARCHITECT	REED DESIGN
TENANTS	HY-VEE, UNION PIZZERIA, AMERICAN INTERSTATE BANK, MAX I WALKER, DICKEY'S BBQ, PEAK PERFORMANCE,, LA MESA, SCOOTERS, STOKIN' GOAT & MANY MORE
BUILDER	HY-VEE/WEITZ CONSTRUCTION
AMENITIES	PEDESTRIAN ACCESS, LUSH LANDSCAPING AND A DISTINCTIVE WATER FEATURE











CANDLEWOOD HILLS

125TH & WEST DODGE ROAD | OMAHA, NEBRASKA

LockwoodDevelopment

CANDLEWOOD HILLS



YEAR BUILT	2018
SQUARE FEET	11,000 SQUARE FEET
ARCHITECT	TACK ARCHITECTS
TENANTS	TMOBILE, BLAZE PIZZA, PANERA BREAD, FREEZING ROLL ROLLING ICE CREAM
AMENITIES	• EXCELLENT VISIBILITY FROM WEST DODGE ROAD • LOCATED NEXT TO COSTCO AND CHICK-FIL-A • TRAFFIC COUNTS: 60,686 VPD • SURROUNDED BY OMAHA'S LARGEST BUSINESS PARKS











WEST GRAYHAWK

147TH & WEST MAPLE ROAD | OMAHA, NEBRASKA

LockwoodDevelopment

WEST GRAYHAWK



West Grayhawk is the newest retail power center on the West Maple Corridor. Fresh Thyme opened their first store in Omaha in this development. In addition to the large anchor tenants, a retail building sits directly in front of the center, as well as, an Amigo's restaurant to the East and Veridian Credit Union to the west.

YEAR BUILT	2016
SQUARE FEET	100,000 SQUARE FEET
ARCHITECT	ASD STANLEY HOW ARCHITECTS
TENANTS	FRESH THYME FARMERS MARKET, ULTA, SHOE CARNIVAL, GORDMANS & HUSKER HOUNDS
BUILDER	LOCKWOOD CONSTRUCTION
AMENITIES	GOOD PARKING RATIO, STRONG NATIONAL AND LOCAL TENANT MIX













THE SHOPPES AT GRAYHAWK

13625 CALIFORNIA STREET | OMAHA, NEBRASKA

LockwoodDevelopment

THE SHOPPES AT GRAYHAWK



The Shoppes at West Grayhawk is a small shop retail building placed strategically in front of the West Grayhawk anchors. These Class 'A' shops brought fresh retail to the West Maple Corridor. This location is R Taco's first store to come to Omaha, Nebraska.

YEAR BUILT	2016
SQUARE FEET	10,000 SQUARE FEET
SITE	0.9814 ACRES
ARCHITECT	ASD STANLEY J. HOW ARCHITECTS
TENANTS	R TACO, SPRINT, EAT FIT GO & FIREHOUSE SUBS
BUILDER	LOCKWOOD CONSTRUCTION
AMENITIES	EXCELLENT VISIBILITY FROM WEST MAPLE ROAD, OUTDOOR SEATING AREA, PARKING LOCATED AROUND ALL AREAS OF THE BUILDING











LEGACY VILLAGE

175TH & WEST CENTER ROAD | OMAHA, NEBRASKA

LockwoodDevelopment

LEGACY VILLAGE



Legacy Village is a neighborhood shopping center located in a well established West Omaha retail corridor. Property features include a water feature, patio areas, ample parking and a 25-foot tenant monument sign with message center. This center has a great tenant mix with excellent visibility to West Center Road.

YEAR BUILT	2005
SQUARE FEET	38,000 SQUARE FEET
SITE	5.7 ACRES
ARCHITECT	REED DESIGN
TENANTS	NATURAL GROCERS BY VITAMIN COTTAGE, SUITE ENVY, LITTLE WAVES SWIM SCHOOL & SPIN! PIZZA
BUILDER	DARLAND CONSTRUCTION
AMENITIES	WATER FEATURE, OUTDOOR SEATING AREA, 25-FOOT MONUMENT SIGN WITH MESSAGE CENTER & CHICK-FIL-A ON CORNER OF DEVELOPMENT















AMERICAN INTERSTATE PLACE II

160TH & WEST MAPLE ROAD | OMAHA, NEBRASKA

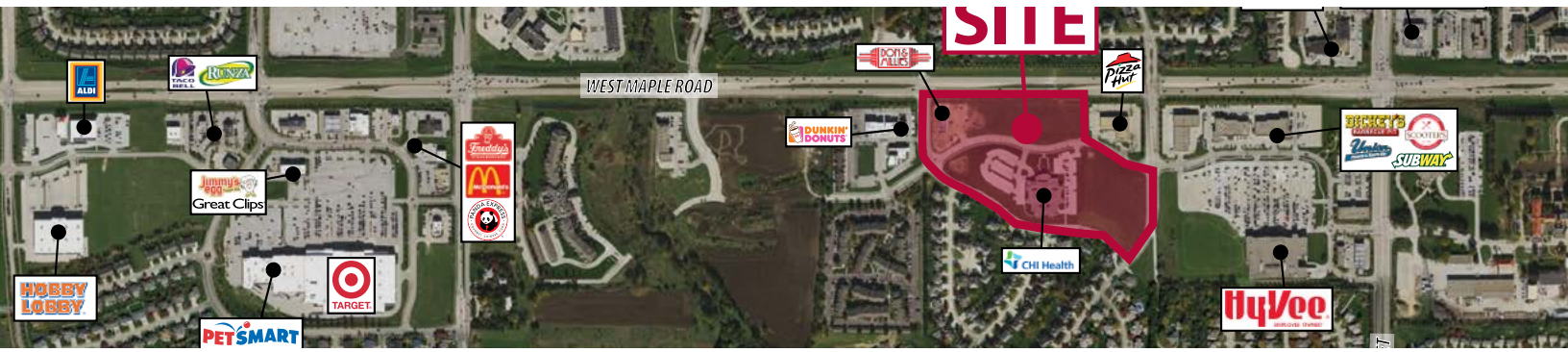
LockwoodDevelopment

AMERICAN INTERSTATE PLACE II



American Interstate Place - Phase II is an extension of American Interstate Place and is located on 160th & West Maple Road. The retail shopping center provides excellent visibility to West Maple Road and a wonderful tenant mix to the corridor.

YEAR BUILT	2008
SQUARE FEET	15,502 SQUARE FEET
SITE	1.97 ACRES
ARCHITECT	REED DESIGN
TENANTS	AUSTADS, MALBAR VISION, AAA & PIZZA HUT
BUILDER	LOCKWOOD CONSTRUCTION, LLC
AMENITIES	GROUND TO LEASE PARCELS AVAILABLE, LOCATED AT AN SIGNALIZED INTERSECTION











SHOPPES AT STEELE CROSSING

100 E. JOYCE BOULEVARD | FAYETTEVILLE, ARKANSAS

LockwoodDevelopment

SHOPPES AT STEELE CROSSING



The Shoppes at Steele Crossing is located in the heart of the retail, restaurant & entertainment district in Fayetteville, Arkansas. The site is conveniently located at the corner of Joyce Boulevard and Steele Boulevard, adjacent to the Northwest Arkansas Mall. This retail strip center was completed in 2007 and was sold in 2015.

YEAR BUILT	2007
SQUARE FEET	43,253 SQUARE FEET
SITE	6.18 ACRES
ARCHITECT	T.J. MCGUIRE & ASSOCIATES
TENANTS	GUITAR CENTER, COLD STONE CREAMERY, THE GARAGE, I.O METRO & MANY MORE
BUILDER	VAN TASSEL PROCTOR
AMENITIES	PEDESTRIAN ACCESS, FULL LANDSCAPING, CONVENIENT LOCATIONS & GREAT TENANT MIX



