

ZONING

| | |
|-----------|-----------------------------------|
| R7 | Medium Density Multiple Family |
| R5 | Urban Family Residential District |
| GI | General Industrial |



4141 Commercial Avenue | Omaha, NE 68110

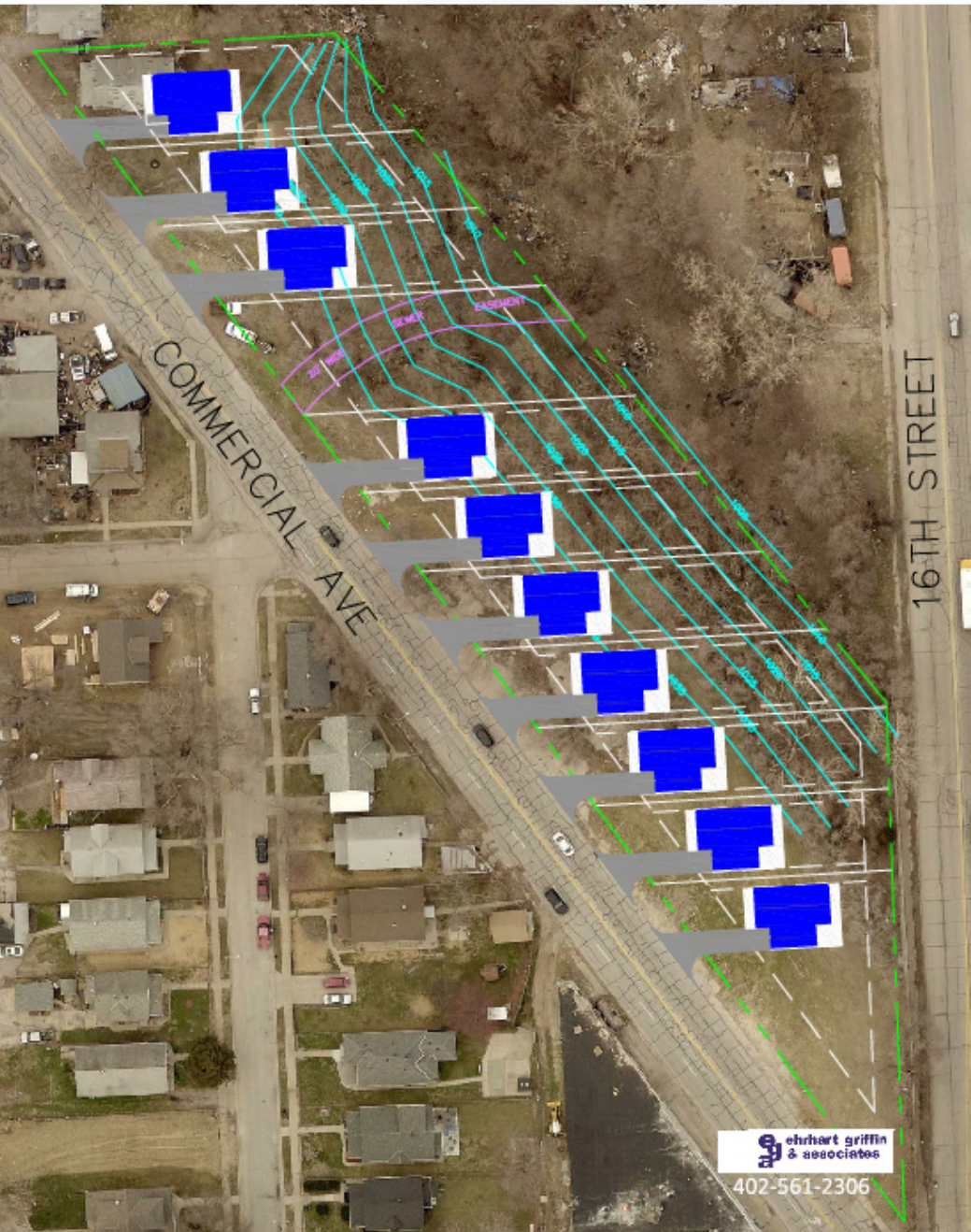
\$83,500 | \$2.82 PSF

Property Features

- Commercial lot for sale (Lot 4)
- Lots 1, 2 and 3 are also available for sale (\$180,000)
- One of the last undeveloped commercial lots available on the historic bluff overlooking the Missouri Valley in Omaha.
- R7 zoning includes single-family, multi-family residential, and assisted living use

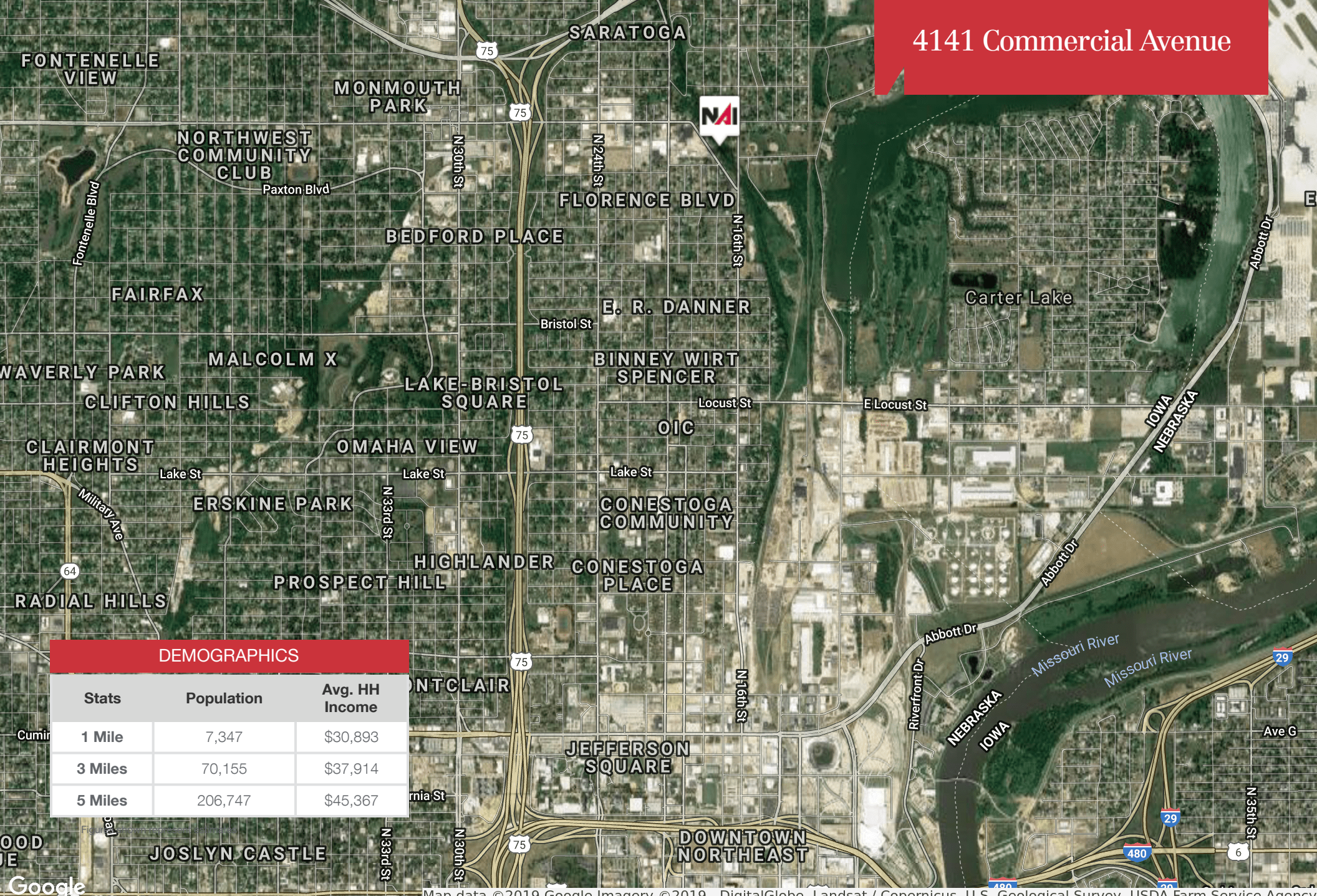
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Residential Conceptual

Opportunity Zone Map



DEMOGRAPHICS

| Stats | Population | Avg. HH Income |
|---------|------------|----------------|
| 1 Mile | 7,347 | \$30,893 |
| 3 Miles | 70,155 | \$37,914 |
| 5 Miles | 206,747 | \$45,367 |

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