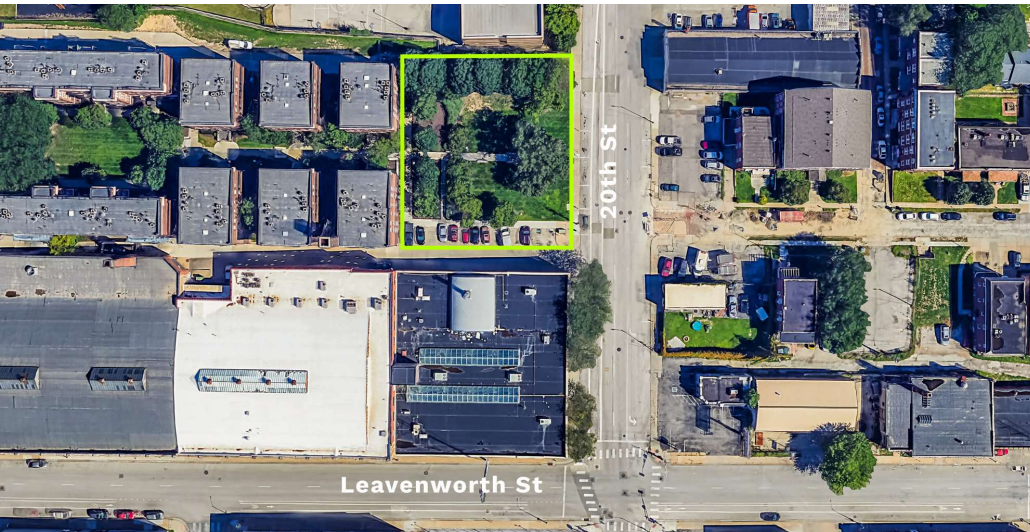




John Heine, CCIM, JD
john@oak-ire.com
402.702.2706

Colten Adams
colten@oak-ire.com
402.394.7300

Spencer Goldenberg
spencer@oak-ire.com
913.669.7880



SITE DESCRIPTION

Prime 22,182 SF multifamily/townhome land parcel located in downtown Omaha, offering a lucrative development opportunity. Positioned within a Qualified Census Tract (QCT), enabling eligibility for Low-Income Housing Tax Credits (LIHTC) and boasting the potential for a 20-year Tax Increment Financing (TIF), this site is primed for the development of upscale townhomes or apartments, amidst several new construction projects adjacent to the site.

SITE HIGHLIGHTS

- **Value Capture:** 20-year TIF available
- **Affordable Housing Opportunity:** Qualified Census Tract (QCT) for LIHTC
- **Multifamily:** Current CBD Zoning allows for high density multifamily (220 unit maximum)
- **Multifamily Site:** 71-unit multifamily plans/rendering available on Page 5

OFFERING SUMMARY

Sale Price:	\$750,000
Lot Size:	22,182 SF
Price Per Square Foot:	\$33.81 PSF
Zoning:	CBD-ACI-1(PL)-*LL

LOCATION HIGHLIGHTS

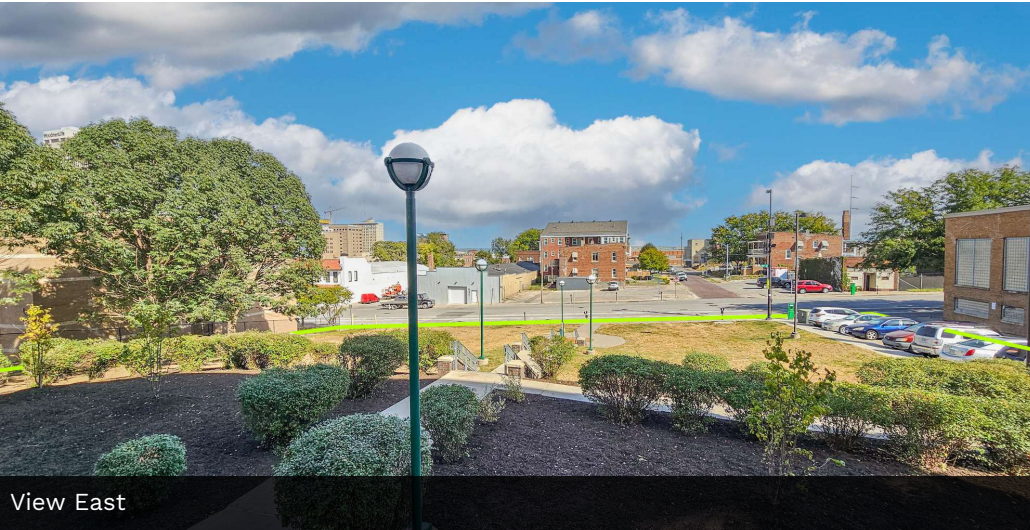
- **\$8+ Billion in Development:** 1-minute drive to Downtown Core/Old Market
- **Street Car Access:** 5-minute walk to future streetcar (2.5 Blocks)
- **Redevelopment Hot Spot:** Located on redeveloping Leavenworth Street
- **Opportunity Zone:** Reap tax benefits from the QOZ

John Heine, CCIM, JD
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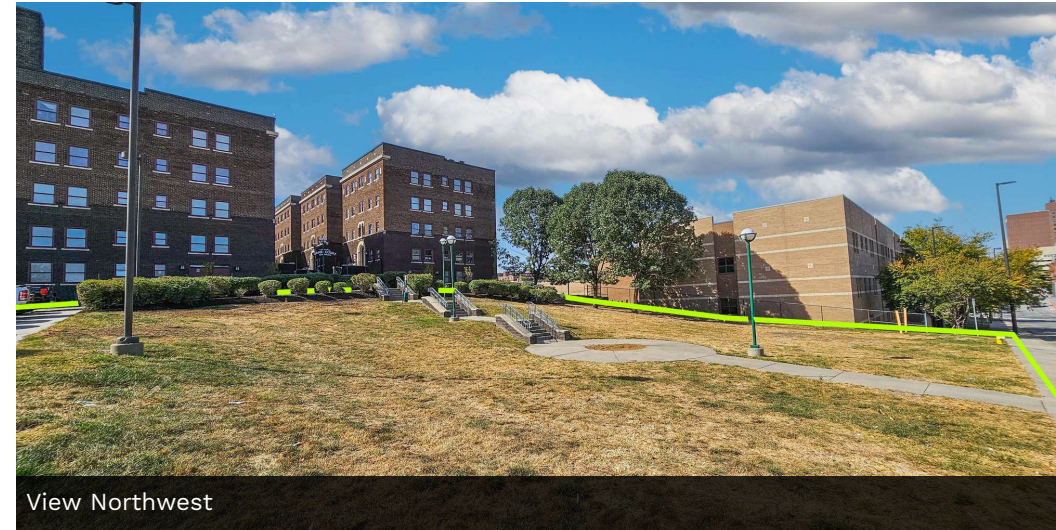
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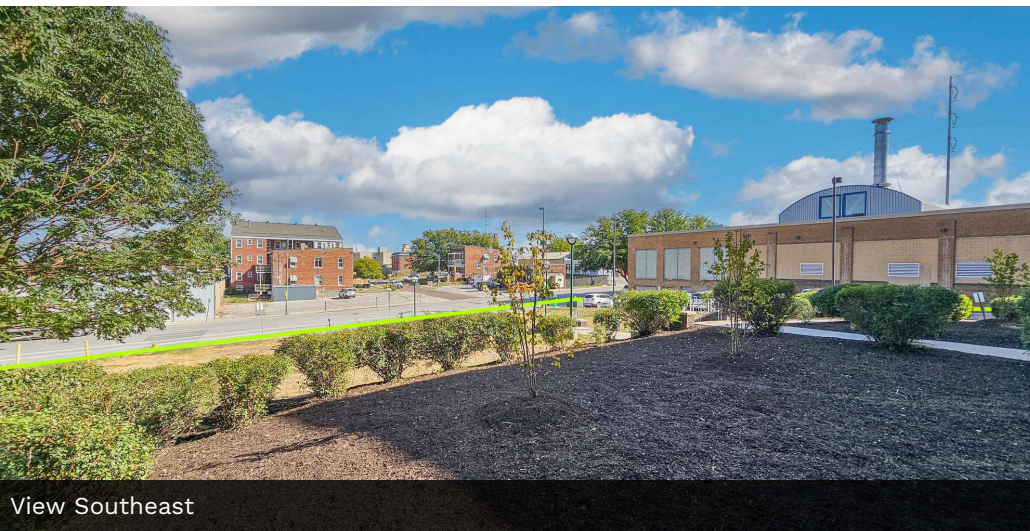
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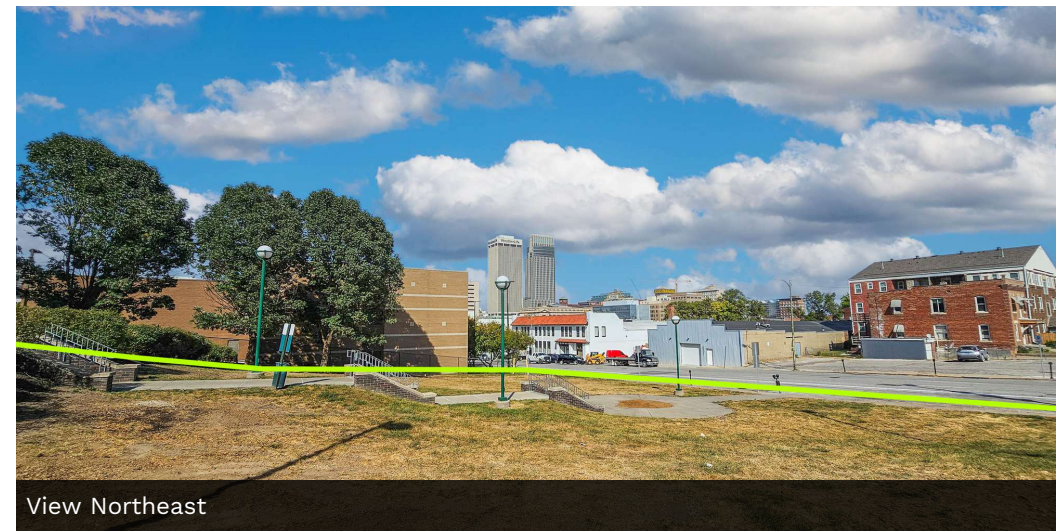
View East



View Northwest



View Southeast



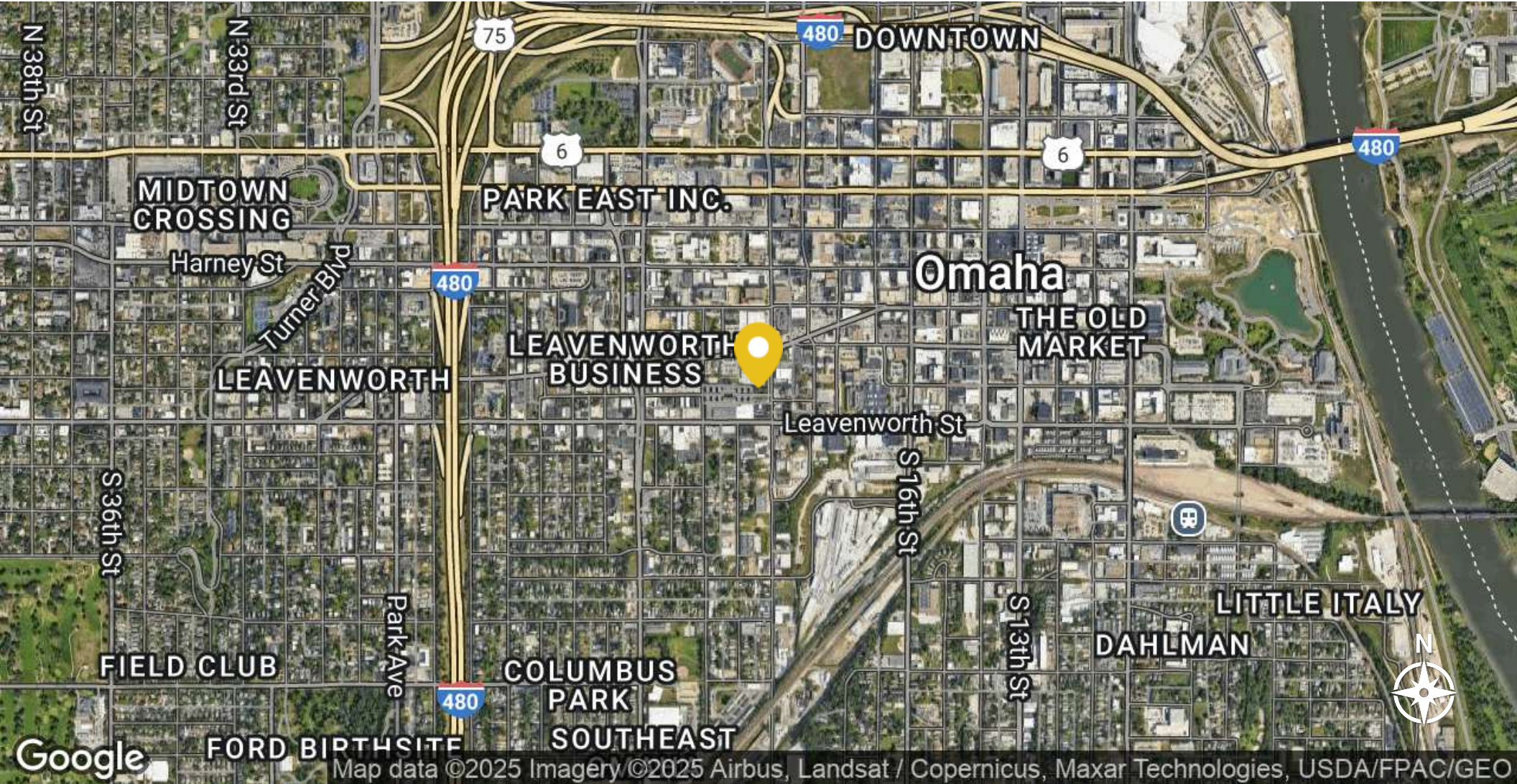
View Northeast

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1/2-ACRE DEVELOPMENT LOT

- **Build 71 Units:** Ability to construct a proposed 71-units on 2 levels of parking
- **Architectural Plan Set Available:** Existing preliminary plan set
- **Drafted NIFA Submittal:** NIFA documents available for 71-unit project
- **LIHTC:** Located within Qualified Census Tract (QCT) for 4% LIHTC Project
- **Opportunity Zone:** Property is within an Opportunity Zone
- **20-Year TIF:** Within designated EBA for 20-year TIF



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