



1012 & 1022 S. 29TH STREET | OMAHA, NE 68105

DEVELOPABLE LAND | 18,480 SF / 0.42 ACRES

FOR SALE | \$400,000 (\$21.65 PSF)

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ACQUIRE BELOW MARKET. BUILD WITH INCENTIVES.

Below-Market Basis in a Market That's Moving

At \$21.65 PSF, you're buying land at a 37% discount to the recent sales comp on the same block – in a zip code where townhomes and condos are closing at \$208–\$330 PSF. The spread between land cost and end-product value creates genuine margin for a developer willing to move.

Omaha's is Being Rebuilt Around This Site

The Mutual of Omaha HQ, the Omaha Streetcar, UNMC Project NExt, and \$325M in Riverfront improvements are all within a short radius. Sites with this proximity to catalytic investment do not stay available at these prices. This is a now opportunity, not a someday opportunity.

The Incentives Are Already Stacked

CRA + EBA designation isn't a footnote – it's a financing tool. TIF eligibility, property tax abatement, and potential city redevelopment support can meaningfully reduce effective cost basis and improve returns across all exit strategies: build-to-rent, build-to-sell, or land appreciation hold.

Dense Zoning with Strong Residential Demand

R-7 zoning permits medium-density multifamily as of right. Whether the exit is a 15-unit apartment building, a townhome project, or land assemblage with adjacent parcels, buyers inherit a clean, entitled path to development with no rezoning risk.



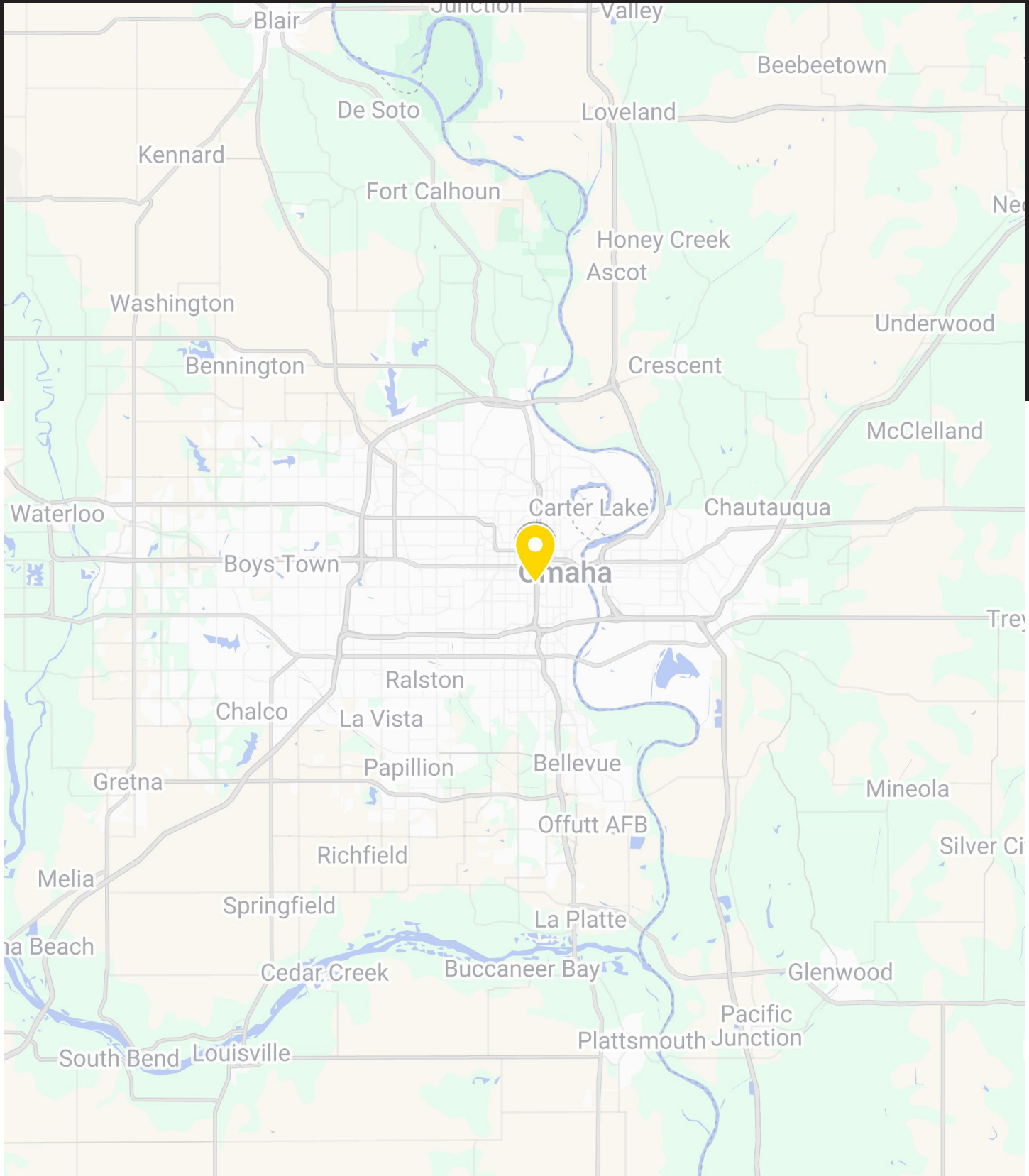
SITE DETAILS

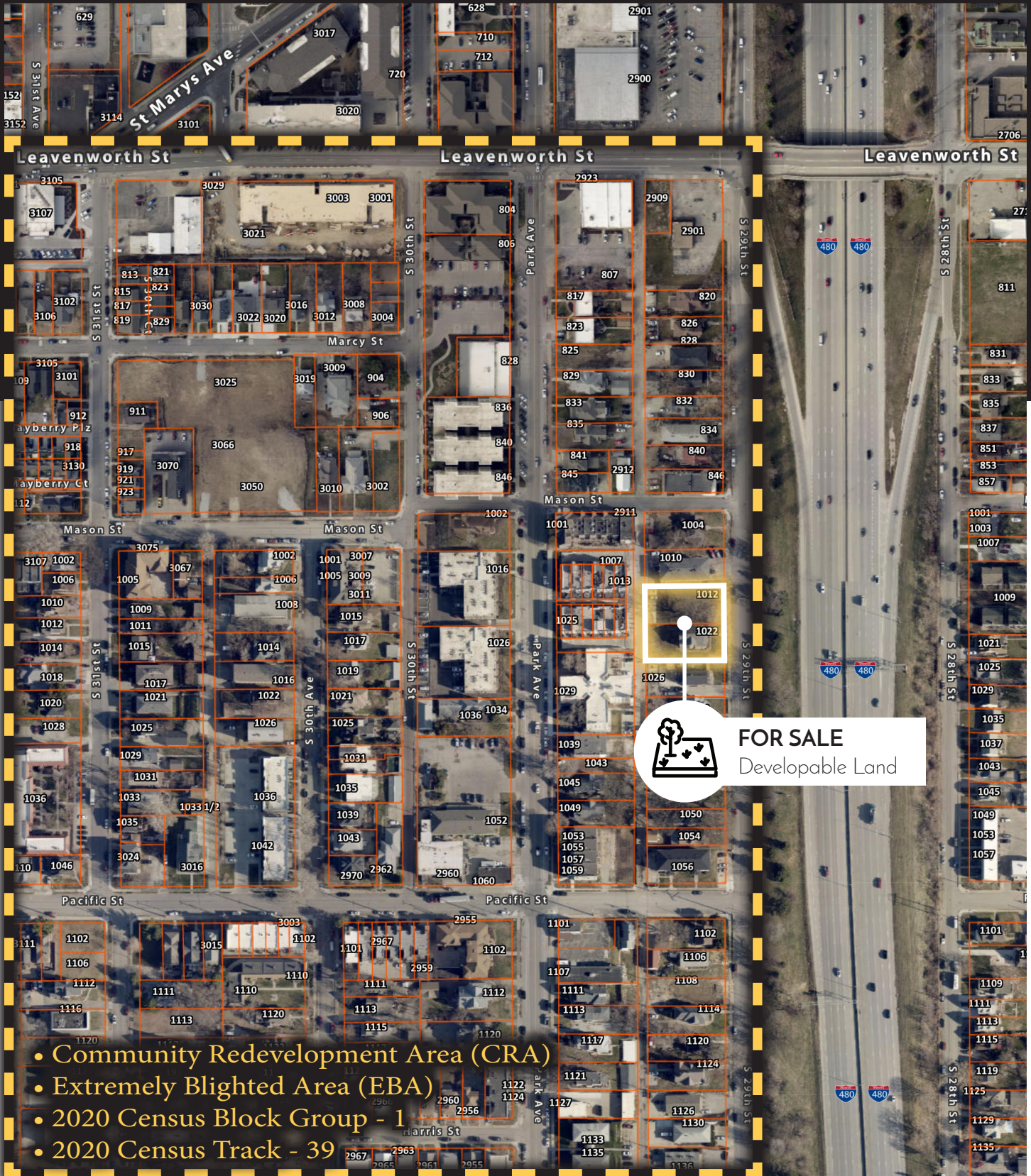
Site Area: 18,480 SF / 0.42 Acres
Site Dimensions: 140 x 132
Zoning District: R-7
Zoning Description: Medium Density Multiple Family Residential District
Special Zoning: Community Redevelopment Area (CRA), Extremely Blighted Area (EBA)
Walking Score: Very Walkable (76)
Transit Score: Some Transit (41)
Bike Score: Very Bikeable (77)
Traffic Count: 4,000 EADT (Park Avenue)
Parcel Number(s): 2113390000, 2113400000

IMPROVEMENT DETAILS

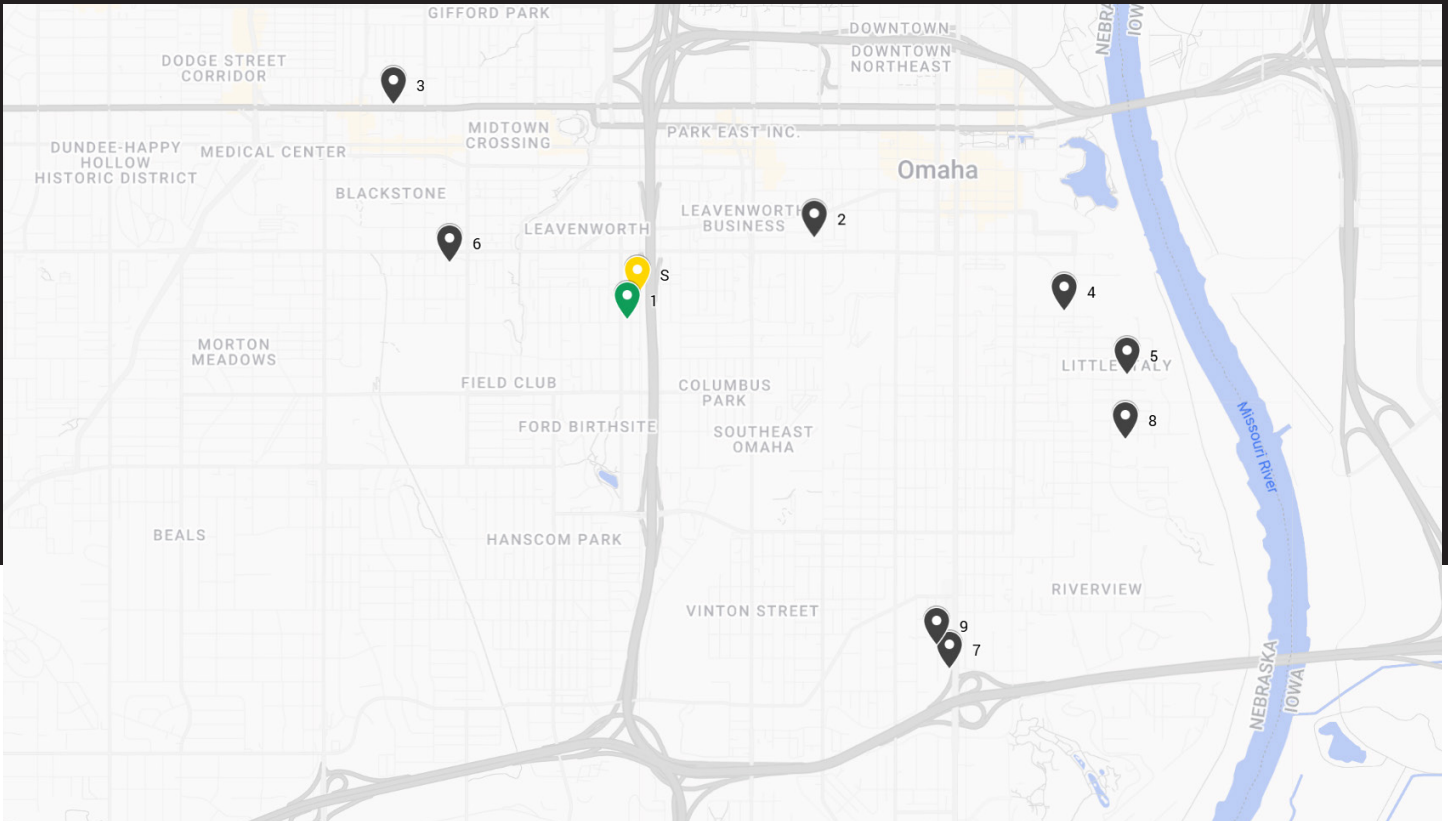
Style: Victorian
Year Built: 1885
Year Renovated: Unknown
Total Building Area: 2,073 SF
Condition: Poor
Parking: 7 Surface Stalls



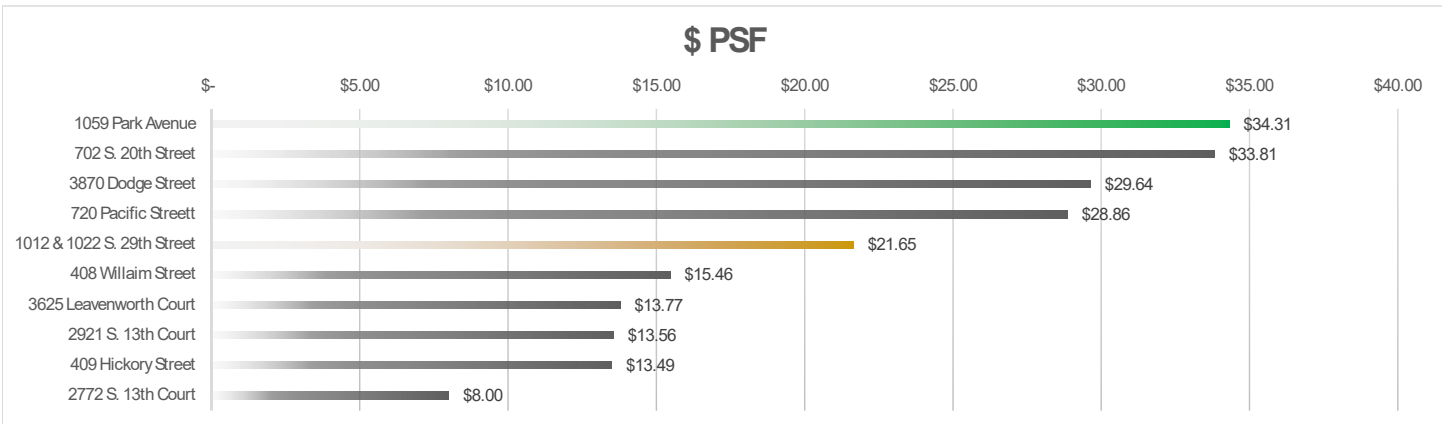




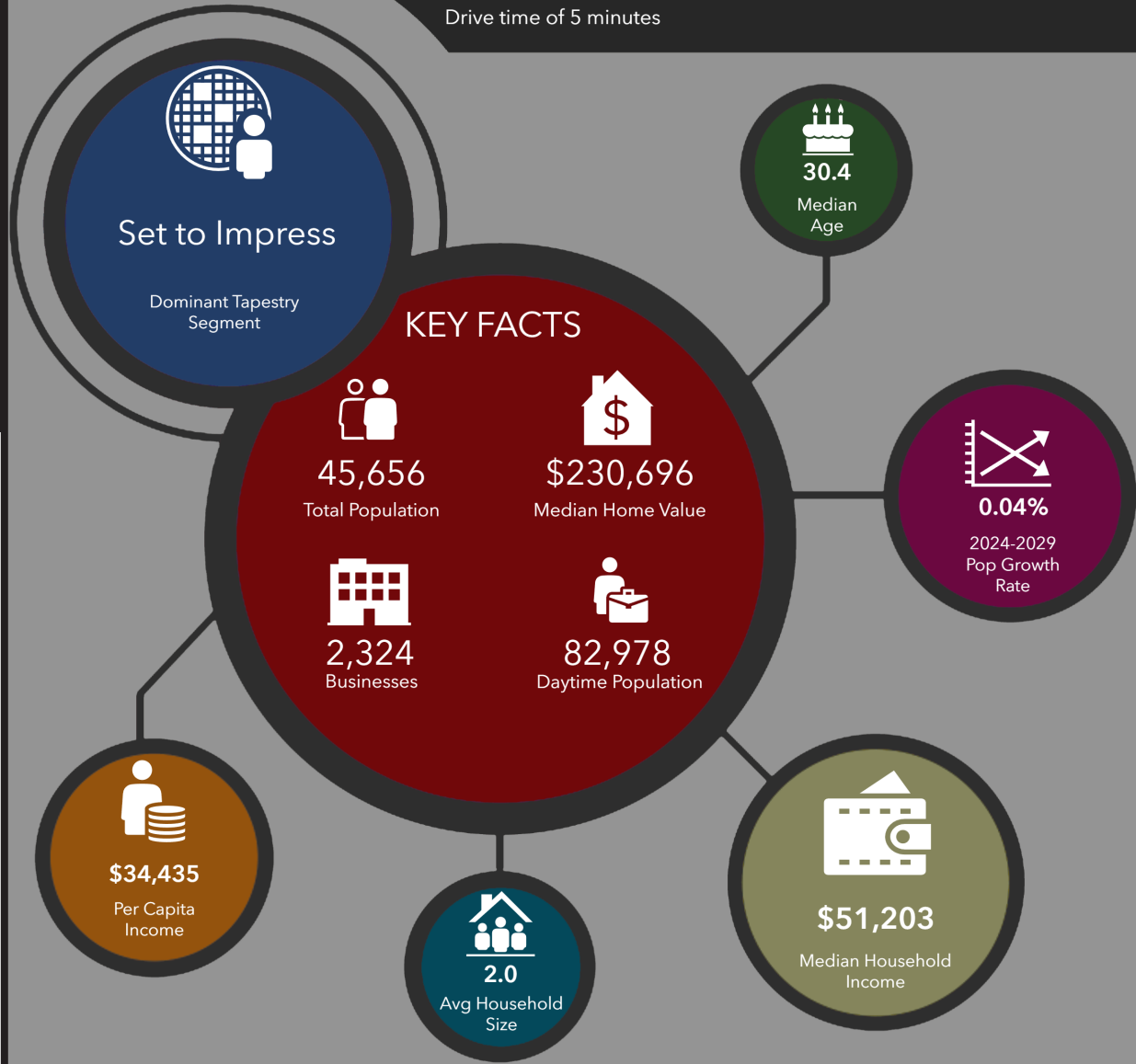
- Community Redevelopment Area (CRA)
- Extremely Blighted Area (EBA)
- 2020 Census Block Group - 1
- 2020 Census Tract - 39



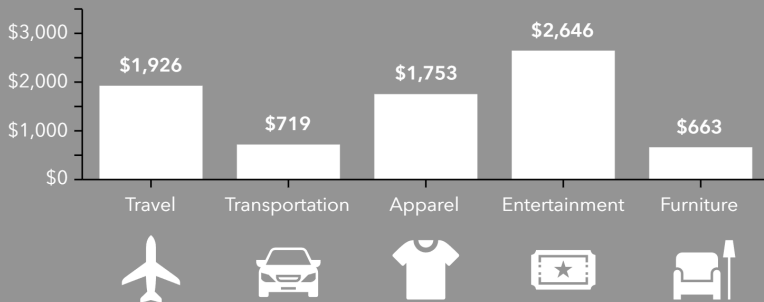
#	ADDRESS	CITY, STATE	LOT SF	ACRES	ZONING	STATUS	STATUS DATE	PRICE	\$ PSF	\$ PER ACRE
1	1059 PARK AVENUE	OMAHA, NE	14,280	0.33	R7	SOLD	1/9/2026	\$490,000.00	\$34.31	\$1,494,705.88
2	702 S. 20TH STREET	OMAHA, NE	22,182	0.51	CBD	FOR SALE	1/13/2025	\$750,000.00	\$33.81	\$1,472,815.80
3	3870 DODGE STREET	OMAHA, NE	11,775	0.27	CC	FOR SALE	1/5/2024	\$349,000.00	\$29.64	\$1,291,077.71
4	720 PACIFIC STREET	OMAHA, NE	43,309	0.99	CBD	FOR SALE	3/16/2026	\$1,250,000.00	\$28.86	\$1,257,244.45
5	1012 & 1022 S. 29TH STREET	OMAHA, NE	18,480	0.42	R7	SUBJECT	4/13/2026	\$400,000.00	\$21.65	\$924,857.14
5	408 WILLIAM STREET	OMAHA, NE	14,553	0.33	CC	FOR SALE	10/10/2025	\$225,000.00	\$15.46	\$673,469.39
6	3625 LEAVENWORTH COURT	OMAHA, NE	21,780	0.50	R7	FOR SALE	6/7/2023	\$300,000.00	\$13.77	\$600,000.00
7	2921 S. 13TH COURT	OMAHA, NE	29,500	0.68	CC	FOR SALE	5/20/2025	\$399,880.00	\$13.56	\$590,466.87
8	409 HICKORY STREET	OMAHA, NE	29,500	0.68	R7	FOR SALE	4/3/2026	\$398,000.00	\$13.49	\$587,690.85
9	2772 S. 13TH COURT	OMAHA, NE	36,558	0.84	CC	FOR SALE	8/21/2019	\$292,500.00	\$8.00	\$348,522.90



Jamison Condominiums
Drive time of 5 minutes



KEY SPENDING FACTS



Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024), Esri-U.S. BLS (2024).

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Spending facts are average annual dollars per household

COMMUNITY SUMMARY

Jamison Condominiums
Drive time of 5 minutes

45,656	0.04%	2.03	80.0	\$30.4	\$51,203	\$230,696	\$16,212	19.3%	71.7%	9.1%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



18.4%
Services

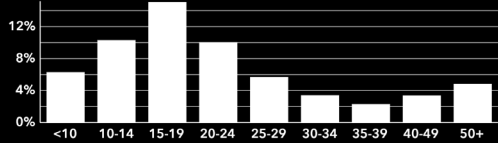


23.1%
Blue Collar

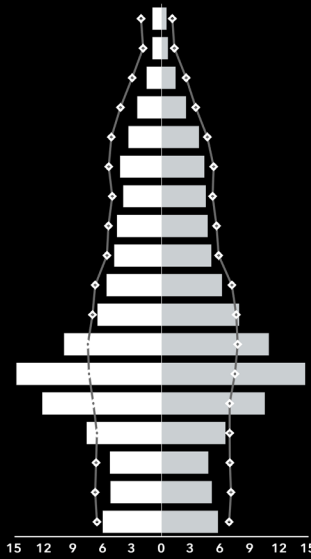


58.5%
White Collar

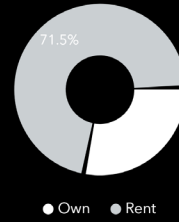
Mortgage as Percent of Salary



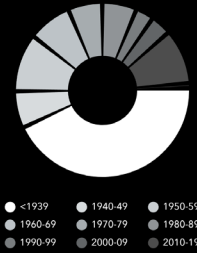
Age Profile: 5 Year Increments



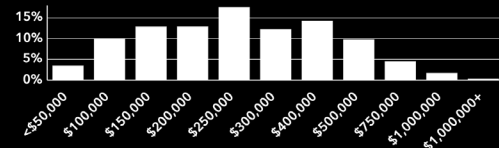
Home Ownership



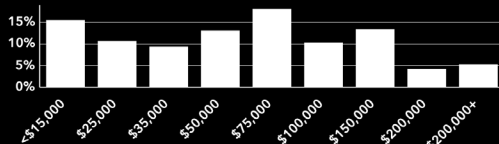
Housing: Year Built



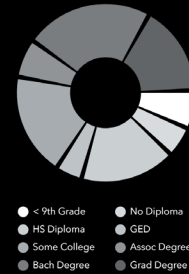
Home Value



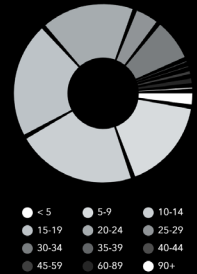
Household Income



Educational Attainment



Commute Time: Minutes



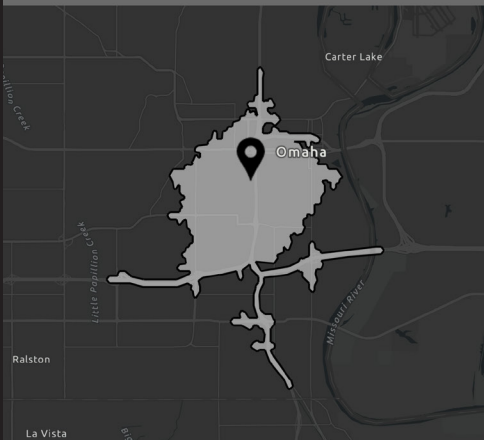
Source: This infographic contains data provided by Esri (2024), ACS (2018-2022).

Dots show comparison to Douglas County

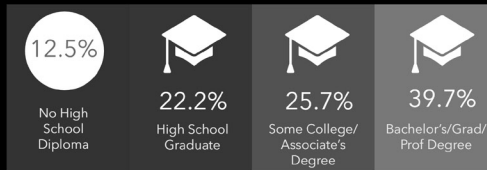
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DEMOGRAPHIC PROFILE

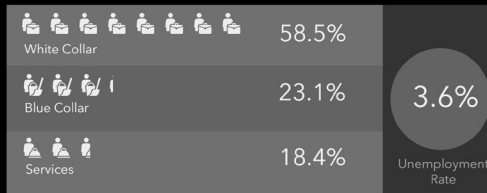
Jamison Condominiums
Drive time of 5 minutes



EDUCATION



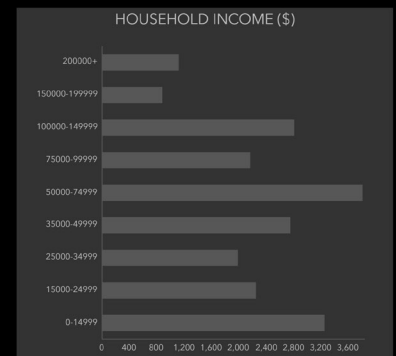
EMPLOYMENT



INCOME



KEY FACTS



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OFFER SUBMISSION

Please direct offers to David Carrig. We request that offers be submitted in the form of a non-binding Letter of Intent, identifying the significant terms and conditions of the Bidder's offer including, but not limited to, the following: 1) asset pricing, 2) earnest money deposits, 3) due diligence and closing time frames and 4) a description of the debt and equity structure. The Seller is desirous of negotiating with a qualified buyer that can offer the most beneficial combination of price and terms to the Seller. The Seller retains the right to modify the sale process at any time.