

90TH & FORT STREET

36.29 ACRES | \$47,000 / ACRE

90TH & FORT STREET, OMAHA, NE 68134



**INVESTORS
REALTY INC.**

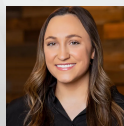
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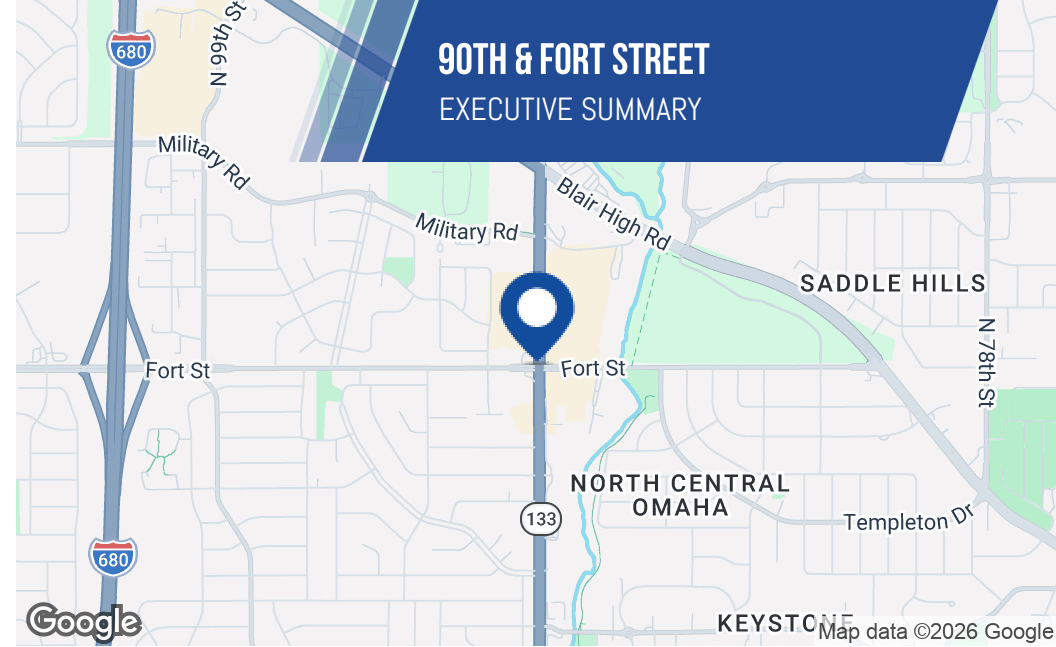


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OFFERING SUMMARY

SALE PRICE:	\$47,000 / ACRE
Lot Size AC:	36.29 Acres
Lot Size SF:	1,580,792.4 SF
Price / ACRE:	\$47,000
Price / SF:	\$1.08
Zoning:	DR

PROPERTY OVERVIEW

Positioned near the intersection of 85th & Fort Street in Northwest Omaha, this exceptional 36.29-acre land offering presents a rare opportunity to acquire a significant development tract within one of the metro area's most active growth corridors. Surrounded by expanding residential neighborhoods, ongoing commercial investment, and improving infrastructure, the property is strategically located to benefit from Omaha's continued northwestern expansion.

The site's substantial acreage provides investors and developers with the flexibility to pursue a variety of strategies, including residential development, mixed-use projects, commercial uses, or long-term land banking. Its location offers convenient access to major transportation routes, employment centers, schools, retail amenities, and other community services that continue to drive demand throughout the area.

As developable land opportunities of this scale become increasingly limited within Omaha's growth path, this property represents a compelling opportunity to secure a high-potential asset with multiple avenues for value creation and long-term appreciation. Whether pursued as a near-term development project or a strategic hold, the 36.29-acre tract offers the size, location, and market fundamentals sought by today's investors and developers.

PROPERTY HIGHLIGHTS

- **Institutional-Scale Land Holding** – Rare opportunity to acquire approximately 36.29 acres in Northwest Omaha, providing the scale necessary for a master-planned residential, mixed-use, commercial, or strategic land banking investment.
- **Located in Omaha's Expanding Growth Corridor** – Positioned near 85th & Fort Street, the property benefits from its location within one of the metro area's most active development corridors, surrounded by continued residential expansion and infrastructure investment.
- **Long-Term Value Creation Potential** – The site's size, visibility, and strategic location offer investors multiple paths to value creation through entitlement, phased development, parcelization, or future disposition strategies.
- **Strong Demographic & Economic Fundamentals** – Omaha continues to attract population growth, corporate investment, and employment expansion, supporting sustained demand for housing, neighborhood retail, and commercial development opportunities.
- **Flexible Development Opportunity** – With substantial acreage and proximity to established neighborhoods, schools, retail amenities, and major transportation corridors, the property is well-positioned to accommodate a variety of development concepts aligned with evolving market demand.

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PROPERTY INFORMATION



90TH & FORT STREET

OMAHA, NE 68134

BUILDING INFORMATION

Building Size	0 SF
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TRANSPORTATION

Minutes To I-80	3 minutes North 4 minutes South
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UTILITIES & AMENITIES

Power	Yes
Gas / Propane	Yes

SITE INFORMATION

Cross-Streets	90th & Fort St
County	Douglas
Zoning	DR
Lot Size	36.29 Acres
Number Of Buildings	0
Location Description	90th & Fort St

OFFERING SUMMARY

SALE PRICE:	\$47,000 / ACRE
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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,173	91,172	213,829
Total Households	4,392	38,796	89,030
Average HH Income	\$89,181	\$82,873	\$102,956

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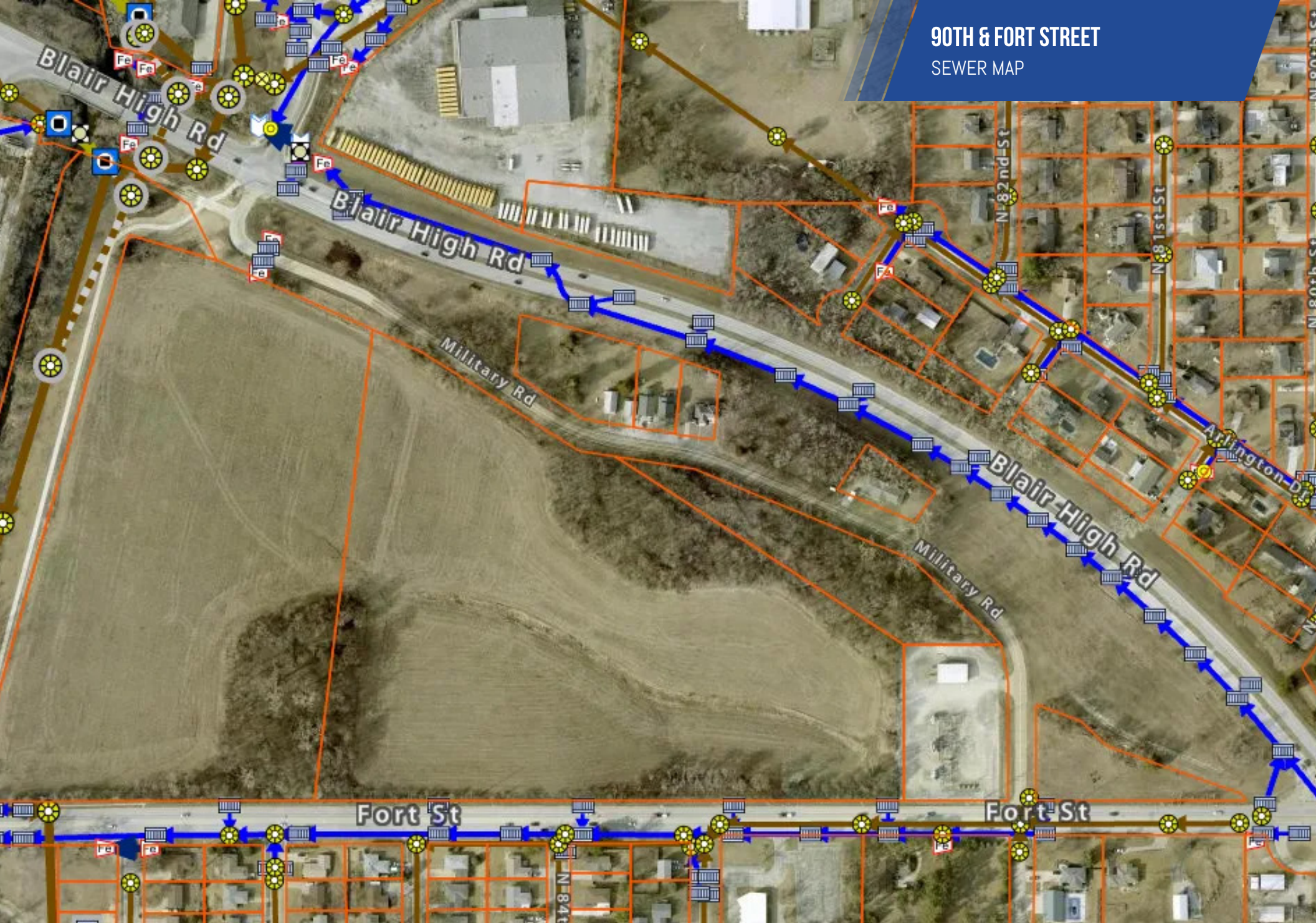
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90TH & FORT STREET SEWER MAP



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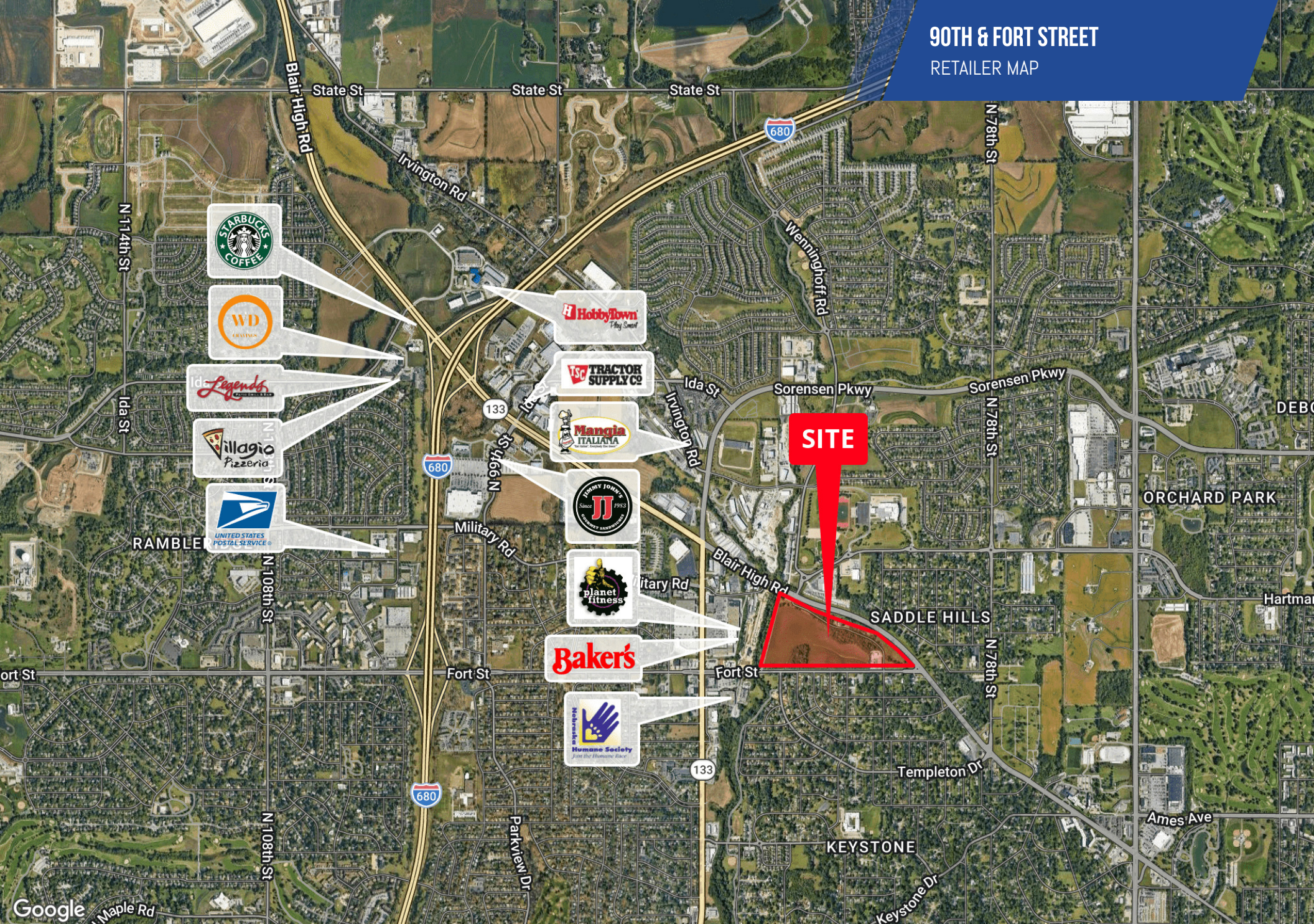
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90TH & FORT STREET RETAILER MAP



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90TH & FORT STREET AREA DEVELOPMENT MAP



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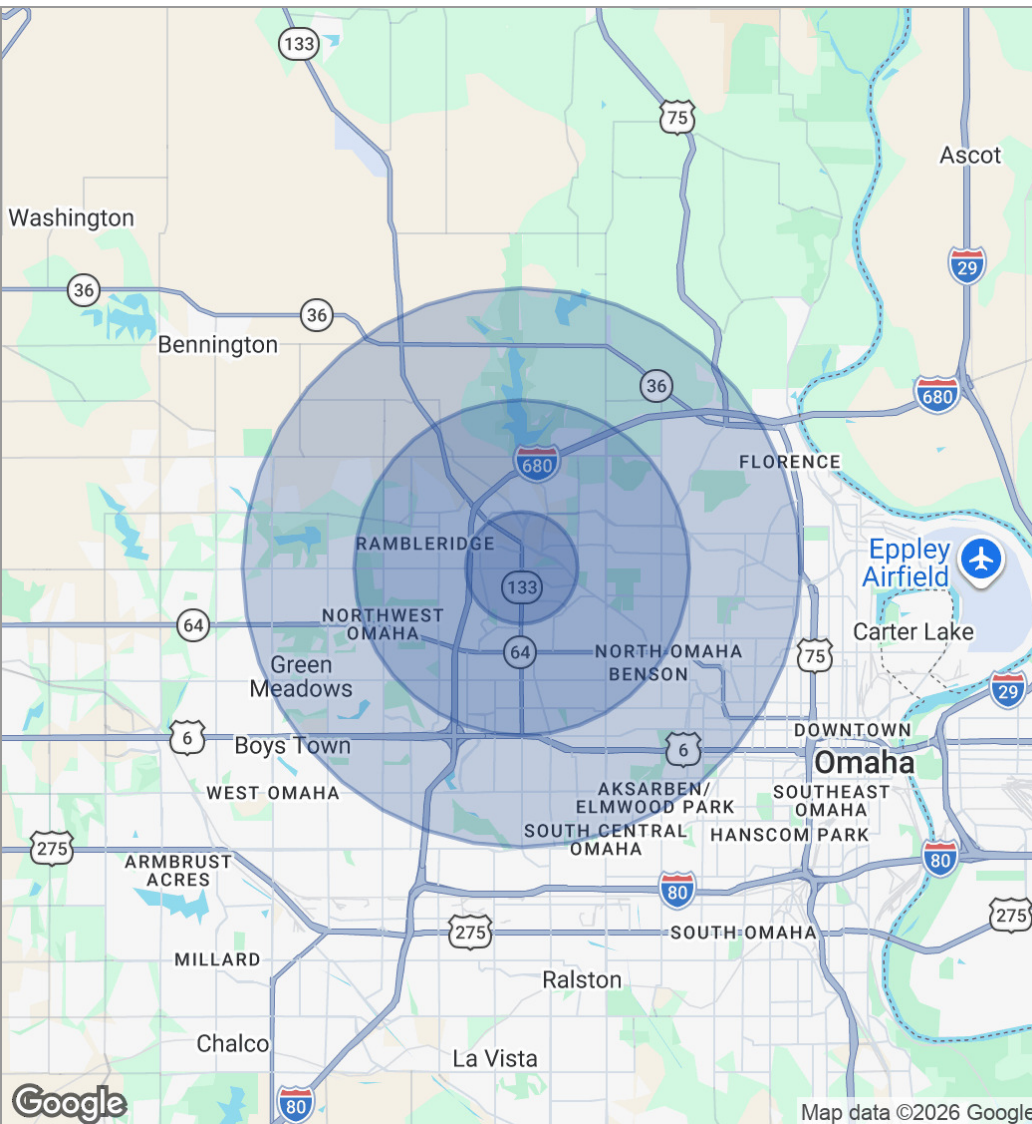
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	11,173	91,172	213,829
Median age	36.0	36.9	37.0
Median age (Male)	35.2	35.0	35.5
Median age (Female)	36.8	37.6	38.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,392	38,796	89,030
# of persons per HH	2.5	2.4	2.4
Average HH income	\$89,181	\$82,873	\$102,956
Average house value	\$208,724	\$210,887	\$265,006

* Demographic data derived from 2020 ACS - US Census

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