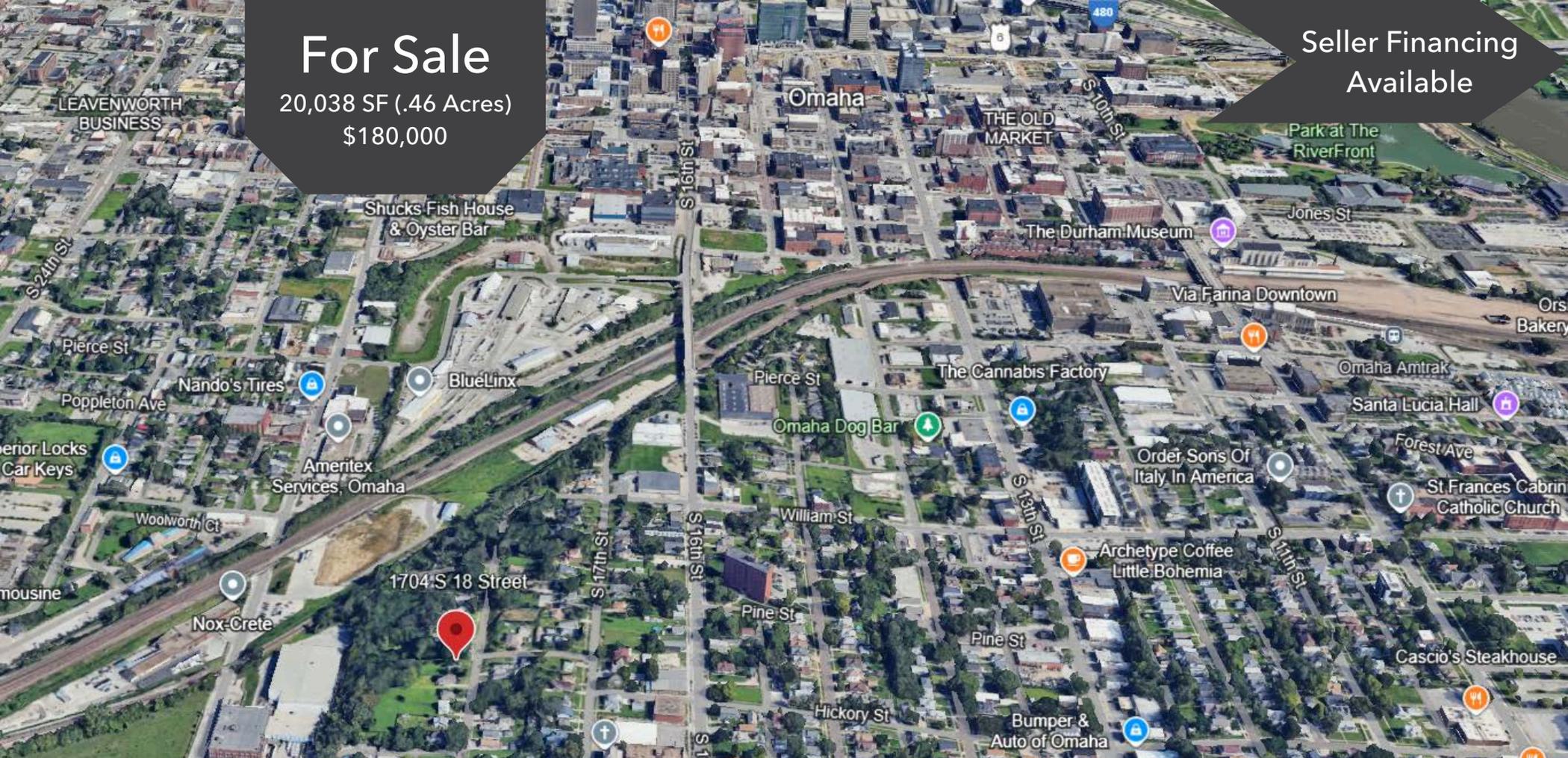


For Sale

20,038 SF (.46 Acres)
\$180,000

**Seller Financing
Available**



R7 Development Opportunity

1704 South 18th Street



JEFF PERDUE

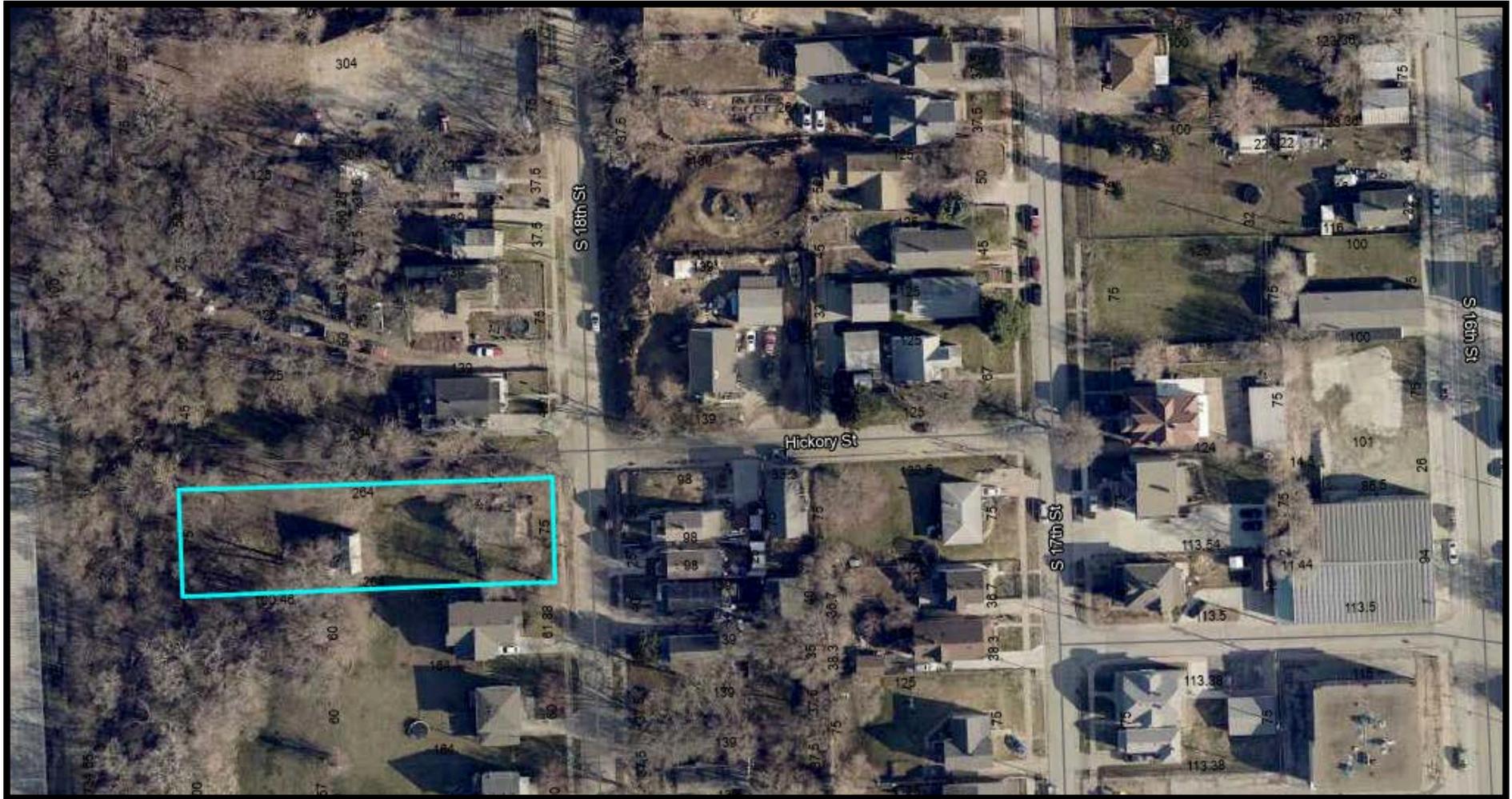
Associate Broker
402.871.4411

jperdue@keystonegroupne.com



1704 South 18 Street
20,038 SF (.46 Acres) | Zoned R7 | Offered at \$165,000

Multifamily Development Land For Sale



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LOCATION



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Multifamily Development Land For Sale



PROPERTY HIGHLIGHTS

- Half-Acre Development Site
- 2 minutes to Downtown Omaha
- Sloped Topography – Ideal for Underground Parking
- Phase I Environmental Available
- Walk to Little Italy & Little Bohemia
- Located in CRA & Extremely Blighted Area (TIF Eligible)

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Multifamily Development Land For Sale



Possibilities

- Preliminary Development Concepts:
- • 8 Townhomes
- • 20-unit Single-Level Apartment
- • 40-unit Two-Story Apartment
- • 60-unit Three-Story Apartment
- • Senior Living (55+)
- • Affordable Housing
- Subject to zoning and design approvals



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R7 Zoning Highlights

- The R7 medium-density multiple-family residential district is intended to provide locations for medium-density multiple-family housing, in the approximate range of 40 dwelling units per acre. It provides for the integration of multiple-family housing with lower density housing types. In addition, the R7 district provides for the inclusion of limited office and commercial uses by special permit within principally residential developments, subject to specific standards governing land use intensity and compatibility. This allows for a mixture of compatible uses within appropriate neighborhoods.
- The R7 district applies to established neighborhoods where moderately high densities are appropriate, transitional areas between lower intensity and higher intensity uses, mixed use neighborhoods, and developing multiple-family areas.

R7	medium-density multiple-family residential district.
Height	75' Max
Building Coverage	60% Max
Impervious Coverage	70% Max



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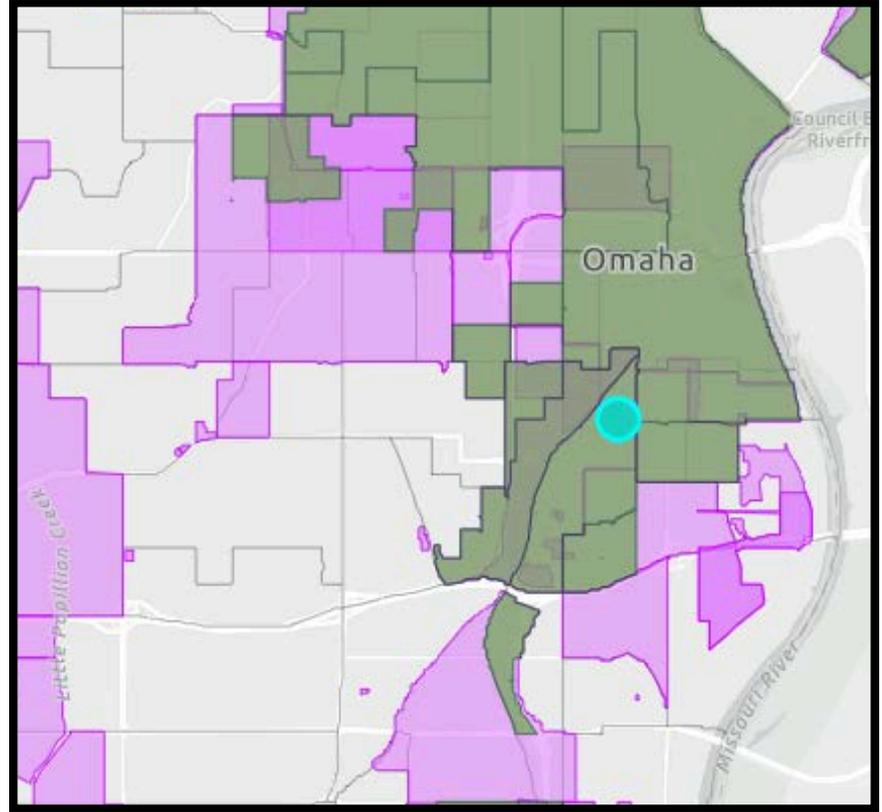


Located in a Community Redevelopment Area (CRA)

✓ Designated "Extremely Blighted" under LB86

Benefits Include:

- TIF terms up to 20 years
- \$5,000 state tax credit for homebuyers (primary residence)
- Priority for Affordable Housing Trust Fund dollars
- Incentives available for developers and nonprofits



 Community Redevelopment Areas (CRA)
 Extremely Blighted Areas



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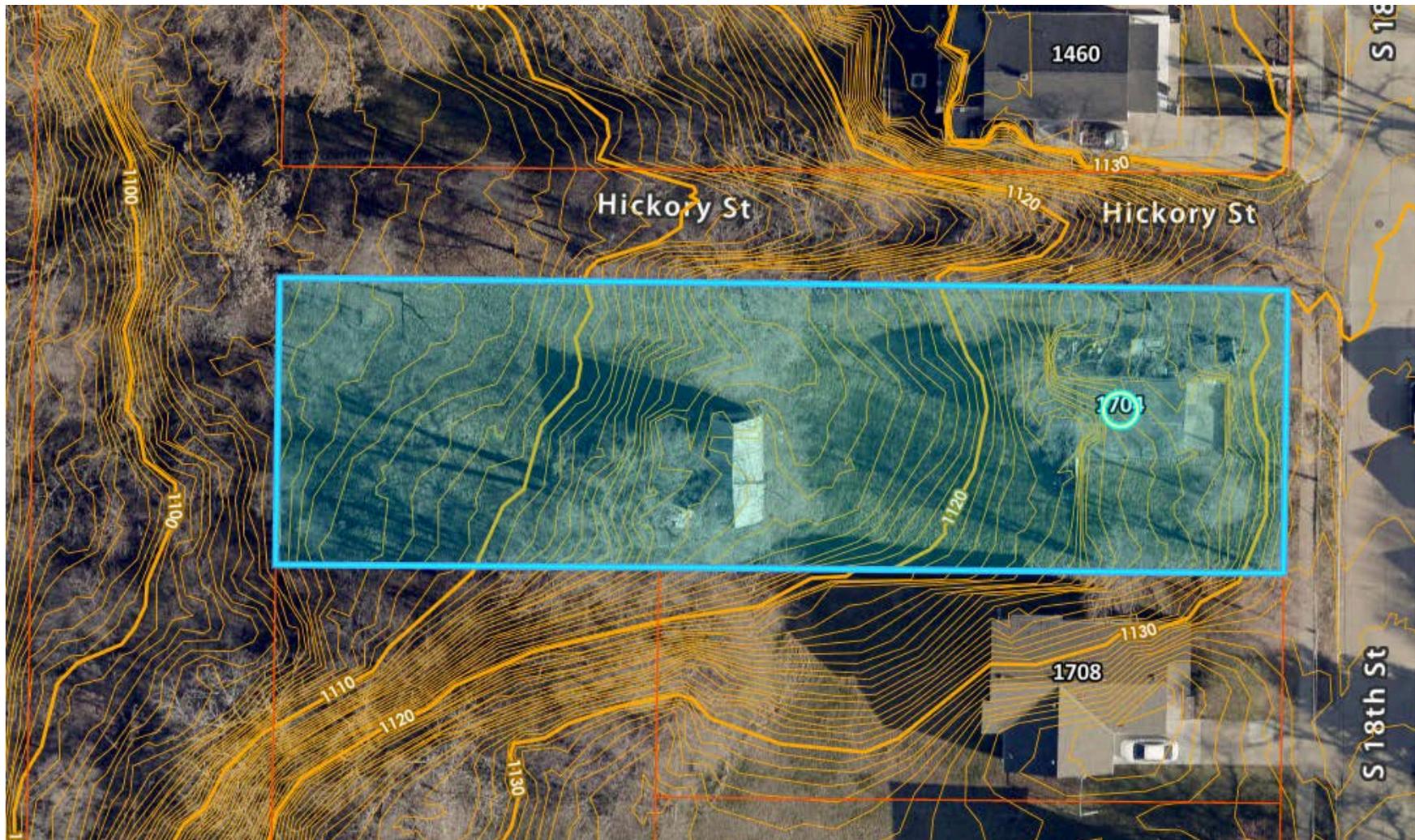
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TOPOGRAPHY MAP

Depicts the 20' slope from East to West and highlights the potential for underground parking, further detailed on the next slide.



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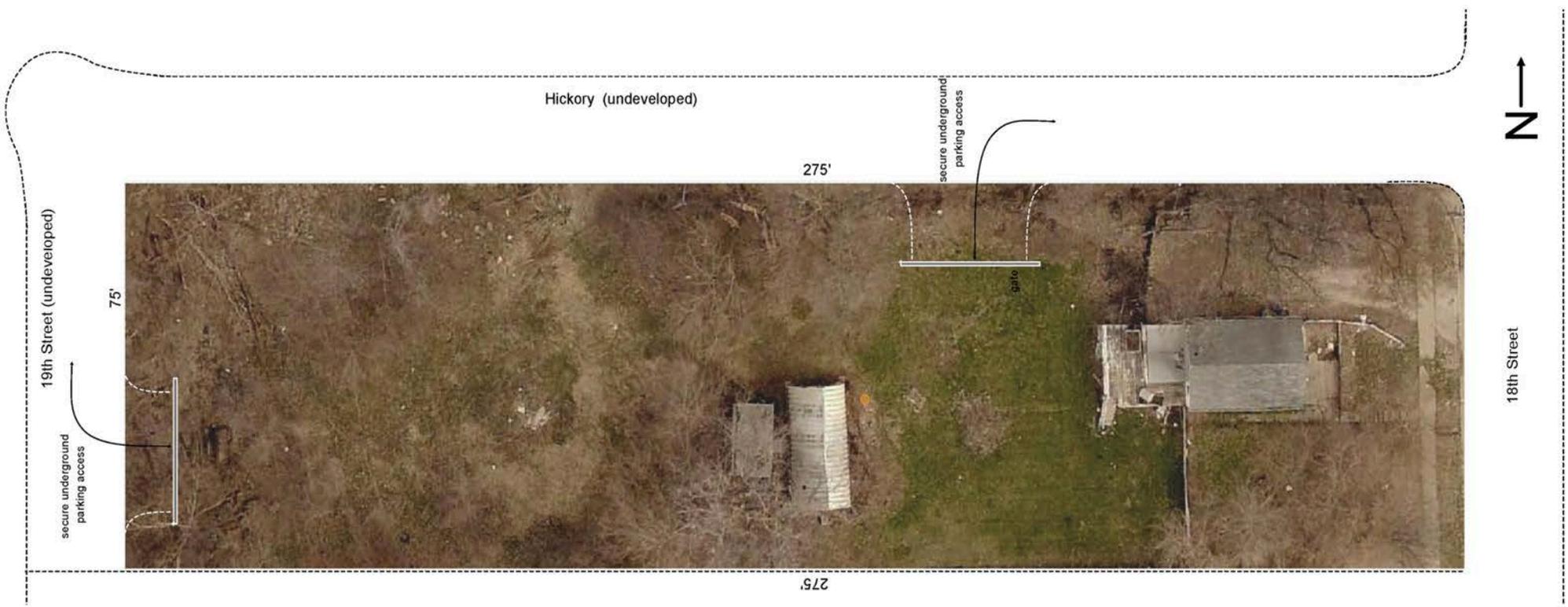
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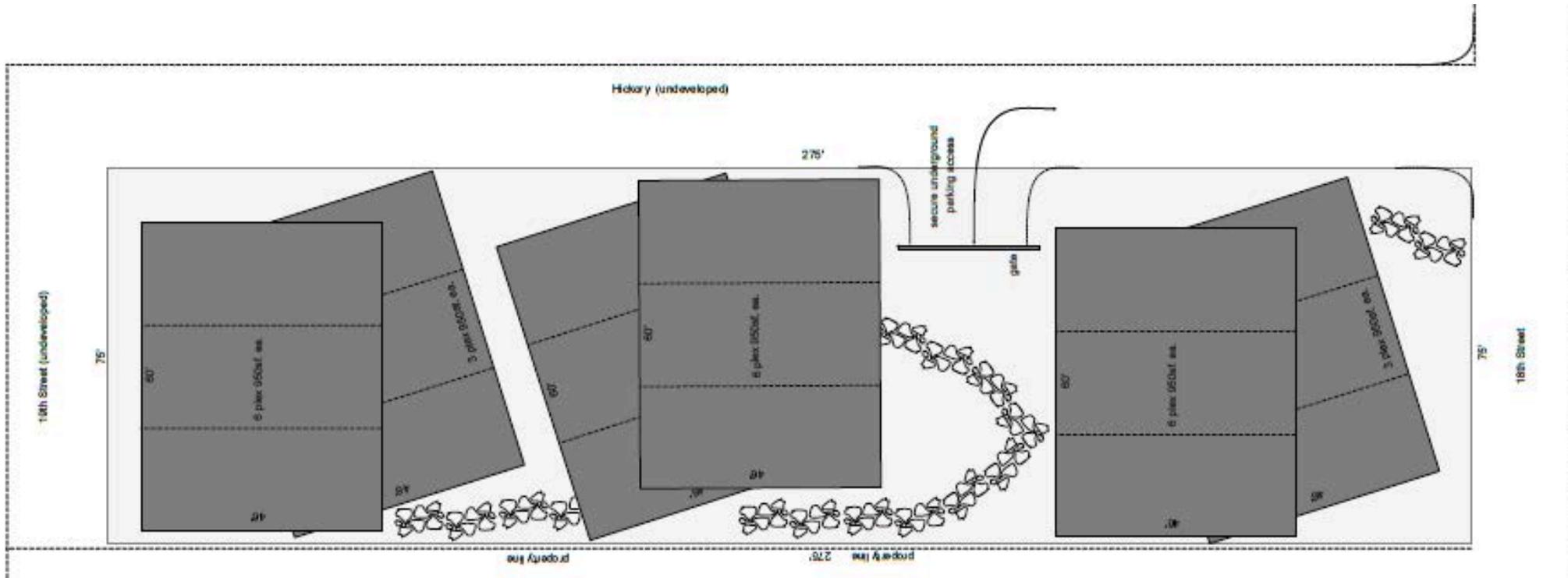
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Underground Parking Possibility

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Redevelopment Opportunity

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Redevelopment Opportunity



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