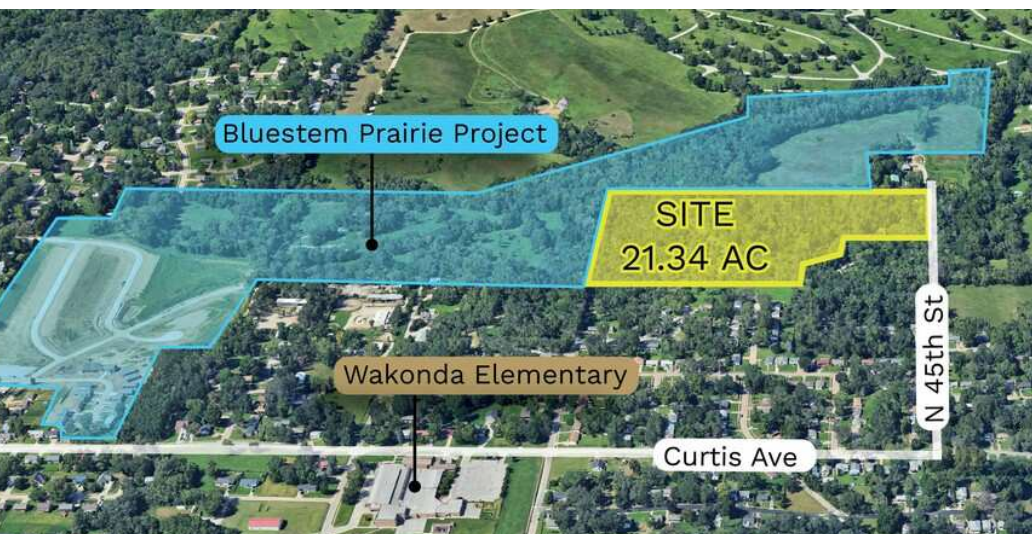




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SITE DETAILS

Land Size	21.34 Acres (929,570 SF)
Current Zoning	R4 (35)
Future Land Use	Low Density Residential
CRA/EBA	No (Adjacent Properties Are)
QCT	Yes
Opportunity Zone	No
Utilities	Sewer: Located on West Side Gas: Unknown Water: Unknown

OFFERING SUMMARY

Sale Price	\$1,100,000
Price Per Acre	\$51,546
Price Per Square Foot	\$1.18

PROPERTY HIGHLIGHTS

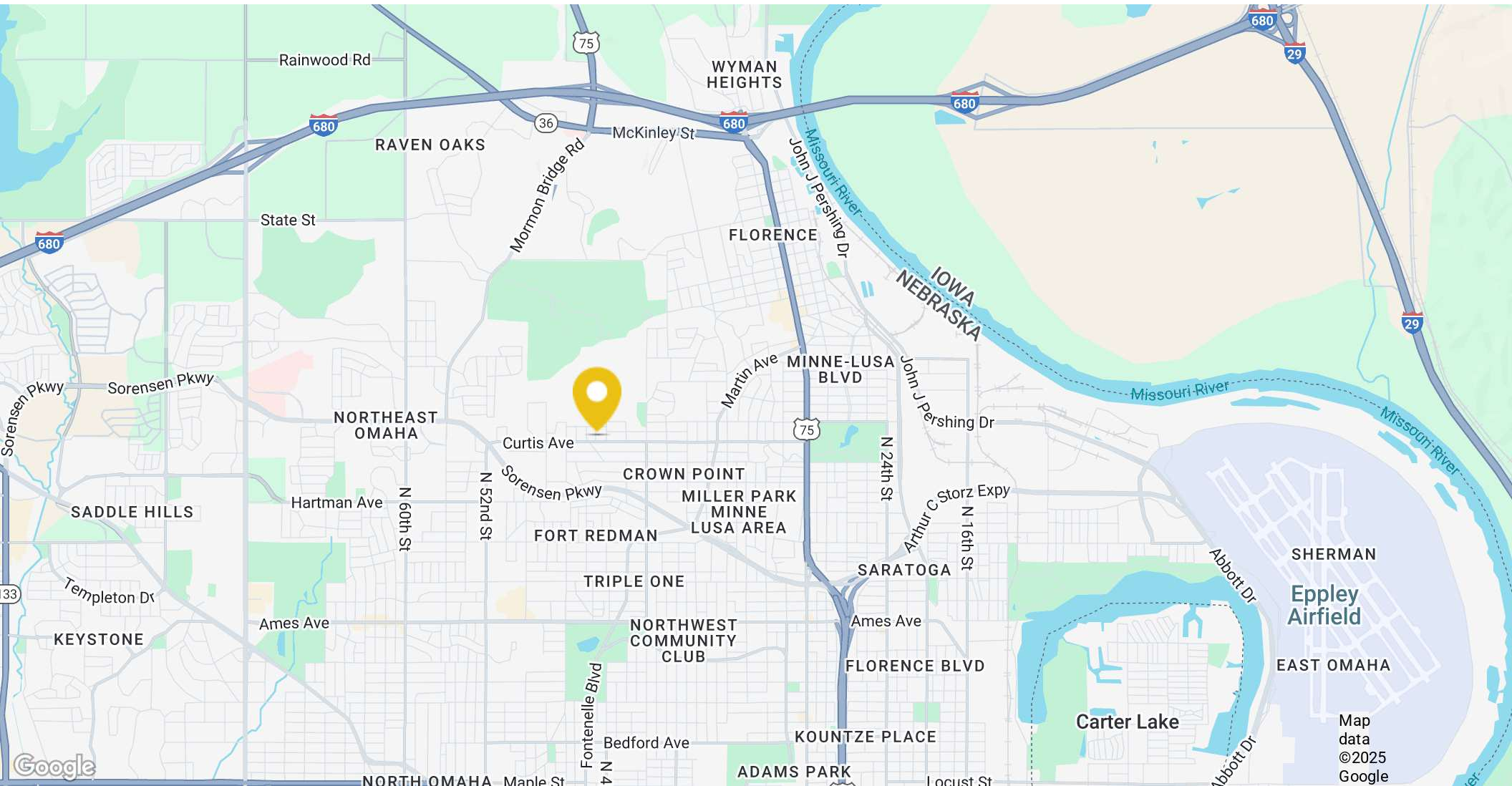
- Difficult to find large parcel located within the City of Omaha
- Situated within the Qualified Census Tract (QCT), allowing for low-income housing tax credit project
- Habitat for Humanity's Bluestem Prairie project includes a park, walking trails, a picnic pavilion, multi-sports courts, along with 85 homes in Phase 1, and 64 currently under development in Phase II, just a few blocks away. Site is located next to BlueStem Prairie's future development land.

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