

DEAL SUMMARY

# 10th Street Land Sale

1512 S 10th Street  
Omaha, NE 68108



## Property

Type ..... Land  
 Size ..... 10,138 SF  
 Zoning ..... R7  
 Sub-market ..... Little Italy (Omaha)

## Result

Price ..... \$253,450  
 Price/SF ..... \$25 PSF  
 Sale Date ..... December 20, 2022

## Deal Points

- Multiple interested parties
- One developer proposed a twelve-unit apartment project while a neighboring condo owner desired to keep property as green space for an amenity to the neighboring condo development
- City was open to a higher density multifamily project
- TIF available to buyer

## Challenges

- Purchase agreement was assigned from a developer to the neighbor
- Negotiated a buyout fee for the developer to walk away

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