

DEAL SUMMARY

Development Land

1901 S 63rd Street
Omaha, Nebraska 68106



Property

Type Land
 Acres43 Acre
 SF 18,600 SF

Result

Price \$439,375
 Price/Acre \$1,021,802.33 Per Acre
 Price/SF \$23.62 PSF
 Sale Date December 13, 2022

Deal Points

- 18,600 SF located in Aksarben
- Prime corner redevelopment opportunity, within walking distance to Aksarben, UNO South Campus and Elmwood Park

Challenges

- Vacant house, tear-down and site prep required
- Property is not currently TIF eligible
- Strong, active neighborhood association with high design standards
- Currently zoned R4, developer will likely need to rezone for a higher density project

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