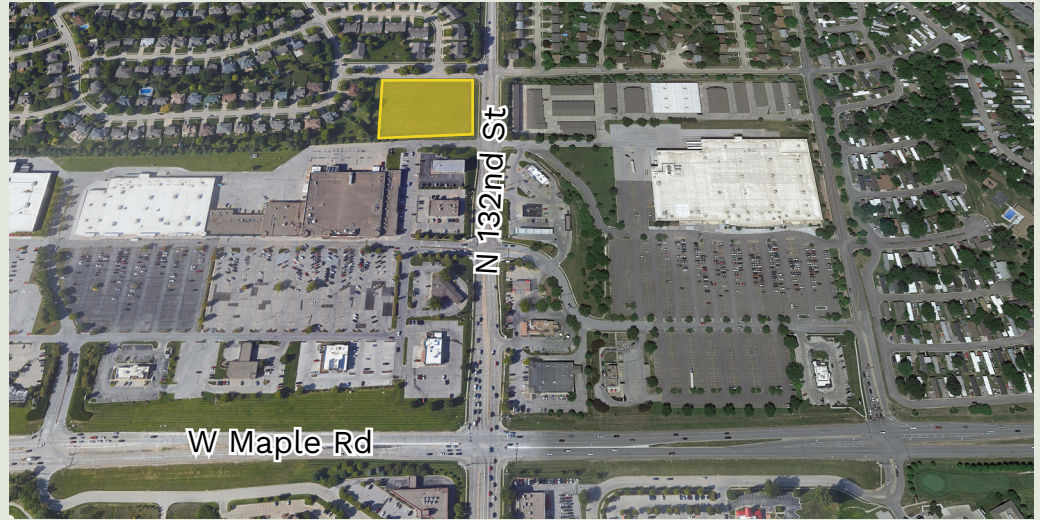


DEAL SUMMARY

Development Land Sale at Eagle Run Shopping Center

4150 N 132nd Street
Omaha, Nebraska 68164



Property

Type Land
Size 2.53 Acres | 110,206 SF
Zoning CC - Community Commercial

Result

Price \$885,000
Price/Acre \$349,802.37 Per Acre
Price/SF \$8.03 PSF
Sale Date October 11, 2022

Deal Points

- Eagle Run Shopping Center was developed in the mid 1990's. Last remaining parcel in the development.
- To be developed three story senior housing project with 50 two-bedroom apartments.
- With proximity to single family housing, a senior living concept makes for a great use for the land.

Challenges

- Developer had to received conditional use permit
- Seller allowed for a long due diligence period, six months, and an extension to allow buyer to obtain tax credits.
- Project was subject to urban design review including pedestrian access to shopping and an abundance of landscaping.

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