

DEAL SUMMARY

# Industrial Development Land

11211 Bennington Road  
Omaha, NE 68142



## Property

Type ..... Land  
Size ..... 61.5 Acres

## Result

Price ..... \$2,970,000  
Price/Acre..... \$48,292  
Sale Date ..... October 30, 2023

## Deal Points

- Some of the last remaining future-use industrial land available in Douglas County
- The buyer approached Oak with a requirement for land to construct their new headquarters

## Challenges

- After a year-long search, Oak successfully negotiated an off-market sale with a local landowner
- Significant grading required, and the location posed challenges due to the distance of utilities to the site
- Both parties involved in the transaction utilized 1031 exchanges

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