



Zoning:
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Economic Development Contact

Angie Baber
Greater Omaha Economic Development Partnership
808 ConAgra Drive, Ste 400
Omaha, NE 68102
| ababer@selectgreateromaha.com

Realtor/Owner Contact

Parker Stewart

Property and Area Description

Class A Asset with Immediate Cash Flow & Organic Rent Upside Adaptive Reuse Conversion Delivered in 2020 96% Occupied with In-Place Rents \$150-\$300+ Below Competitive Set Offered at an Exceptional Basis, Well-Below Replacement Cost \$2.8M+ in TIF Remaining Exceptional Location with Outstanding Submarket Fundamentals Omaha Ranked #1 Emerging Market MultiHousing News 2024 6.4% YoY Class A Rent Growth (Submarket) 7% Population Growth within 1 Mile (2020-2024) Walking Distance to Downtown Omaha, Major Retail, Numerous Restaurants & Other Entertainment Surrounded by \$2.6B+ in Development Activity Brickline at the Mercantile \$500M (0.8 mi) The Riverfront \$325M (1 mi.) Mutual of Omaha Tower \$600M (1.3 mi.) Union Omaha Soccer Stadium \$300M (2 mi.) Downtown Streetcar \$307M Omaha Airport \$950M (5 mi.) Proximate to Major Employers ConAgra 1,000-2,499 Employees (1.0 mi.) Union Pacific 2,500-4,999 Employees (1.2 mi.) First National Bank of Omaha 2,500-4,999 Employees (1.3 mi.) Mutual of Omaha 2,500-4,999 Employees (2.7 mi.)

Population



Source: ESRI®, 2024

Households

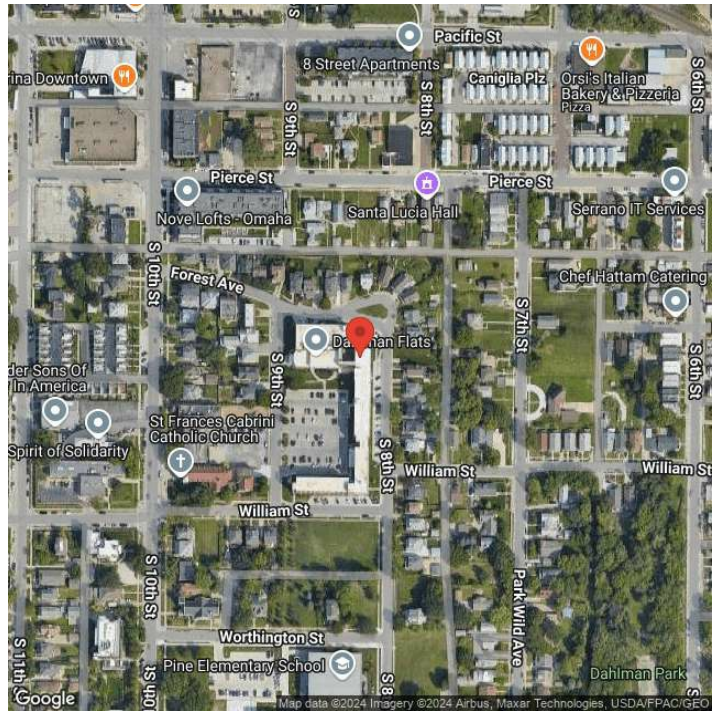


Source: ESRI®, 2024

Transportation

Rail Served: No
Rail Accessible: No
Rail Infrastructure in Place: Unknown

## Property Images



Angie Baber | Director, Economic Development | Greater Omaha Economic Development Partnership  
808 Conagra Dr. | Omaha, NE 68102 | [ababer@selectgreateromaha.com](mailto:ababer@selectgreateromaha.com)