

PACIFIC PARKING LOT

0.99 ACRES | \$1,050,000

720 PACIFIC STREET, OMAHA, NE 68108



INVESTORS
REALTY INC.

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OFFERING SUMMARY

SALE PRICE:	\$1,050,000
Lot Size AC:	0.99 Acres
Lot Size SF:	43,124.4 SF
Price / SF:	\$24.35
Taxes 2019	\$10,691.26
Zoning:	CBD ACI-1(PL)
Cross-Streets	7th & Pacific
County	Douglas
Legal Land Description	CITY LOTS LOT 8 BLOCK 234 15 FT STRIP ADJ ON S & VAC ALLEY & E30.34 FT VAC 8TH ST & PT LT 4 & ALL LTS 5 & 6 & PT LOTS 7 & 8

PROPERTY OVERVIEW

Investors Realty, Inc. is excited to bring you the rare opportunity to purchase an acre redevelopment site within Downtown Omaha. 720 Pacific Street is located in the historical Little Italy neighborhood. Its adjacency to the Amtrak gives developers a unique opportunity to capitalize on a one of a kind mixed use or multifamily development.

PROPERTY HIGHLIGHTS

- Located in Little Italy/Dahlman
- Unimpaired view of Downtown Omaha
- Rare acre infill redevelopment site
- Possible users could be multifamily and mixed use
- In an Opportunity Zone

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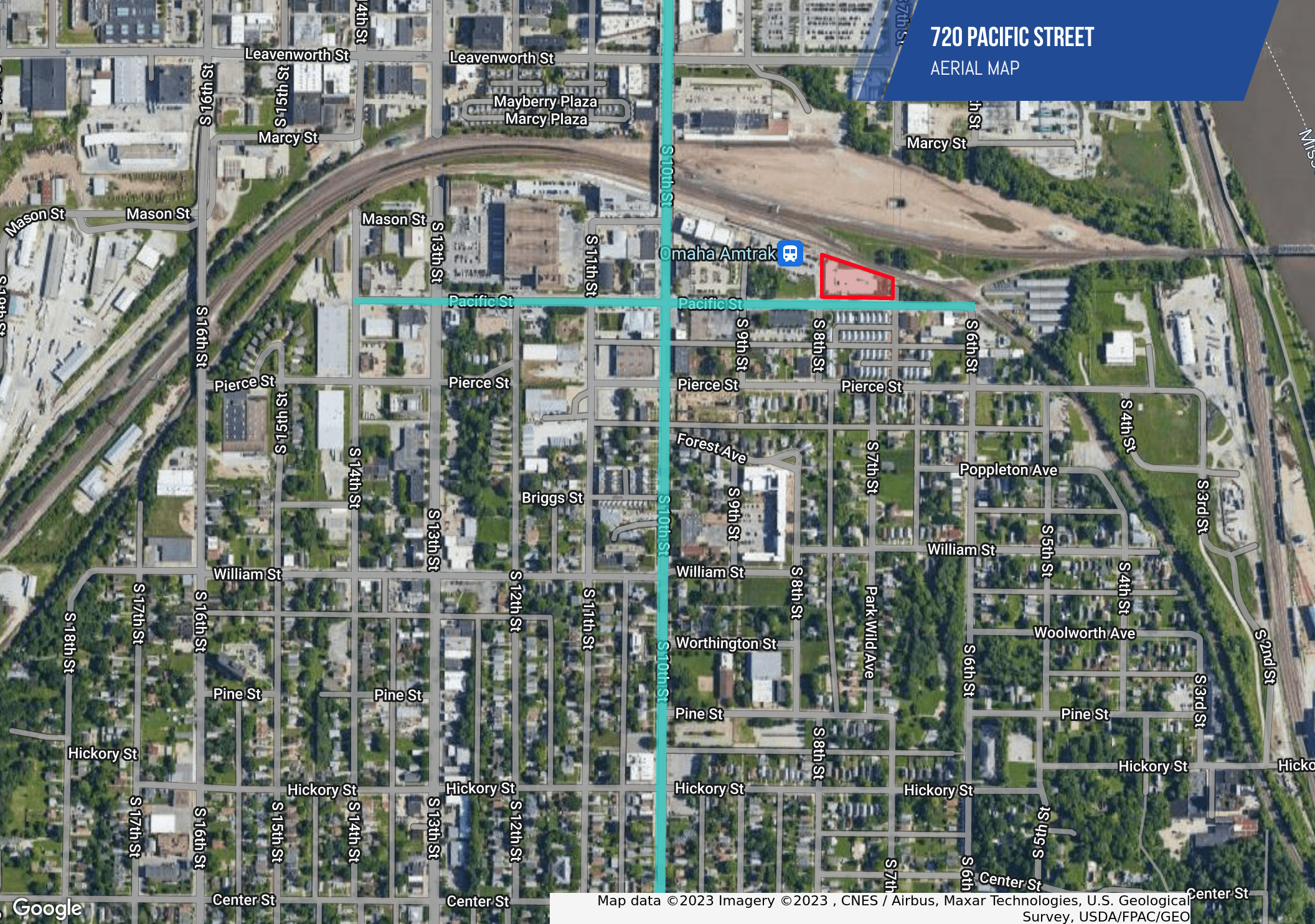
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720 PACIFIC STREET

AERIAL MAP



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720 PACIFIC STREET
RETAILER MAP

MALL REDEVELOPMENT PROJECT

OLD MARKET

SITE



Craft Sliders + Beer



HIRO 88



PLANK



V. MERTZ

Le Bouillon



Café Postale

The Durham Museum

Orsi's Italian Bakery & Pizzeria

Omaha Amtrak

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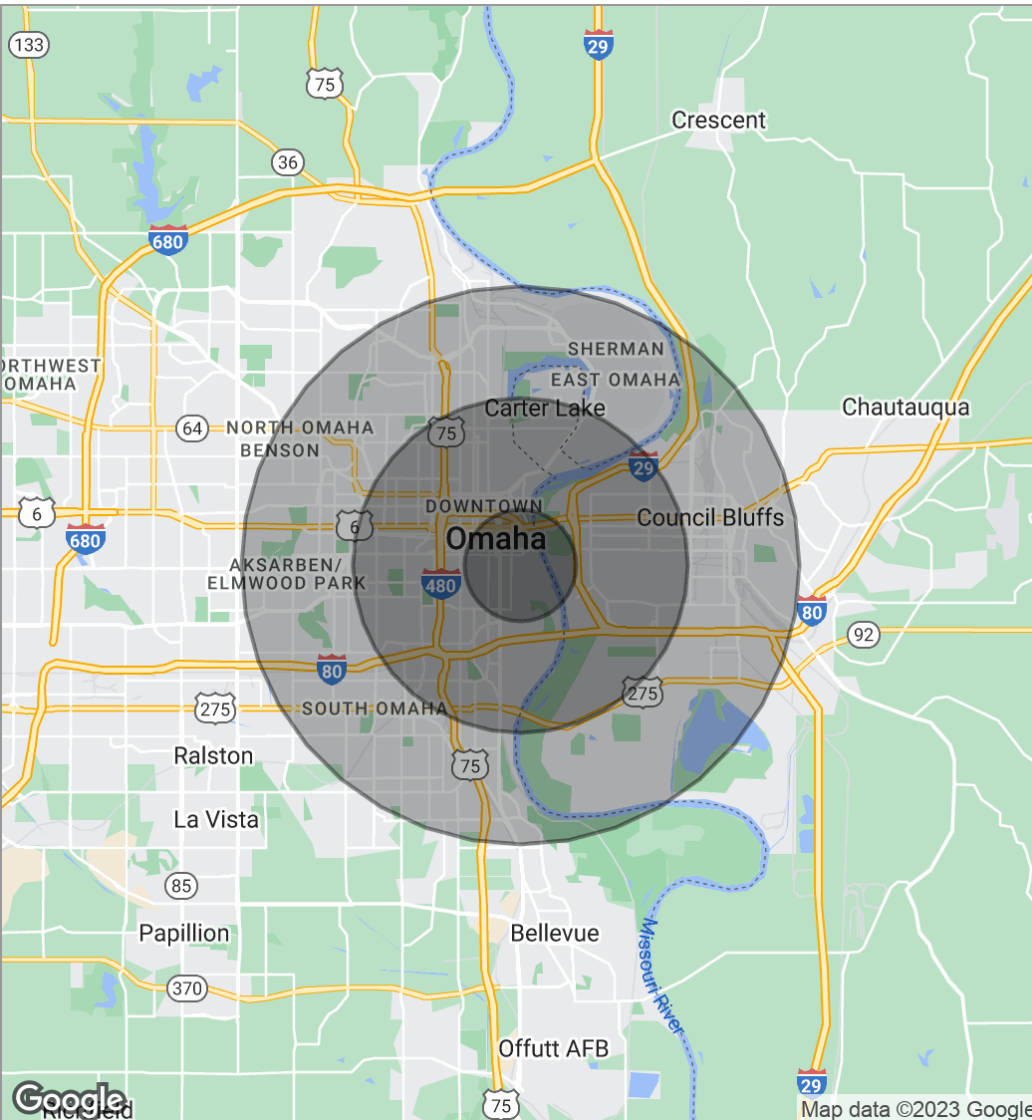
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	11,504	89,440	227,843
Median age	31.1	30.7	31.5
Median age (Male)	30.3	30.3	31.0
Median age (Female)	31.7	30.8	32.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,651	33,548	88,714
# of persons per HH	2.5	2.7	2.6
Average HH income	\$47,336	\$41,584	\$44,861
Average house value	\$89,812	\$110,061	\$109,367

** Demographic data derived from 2020 ACS - US Census*

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