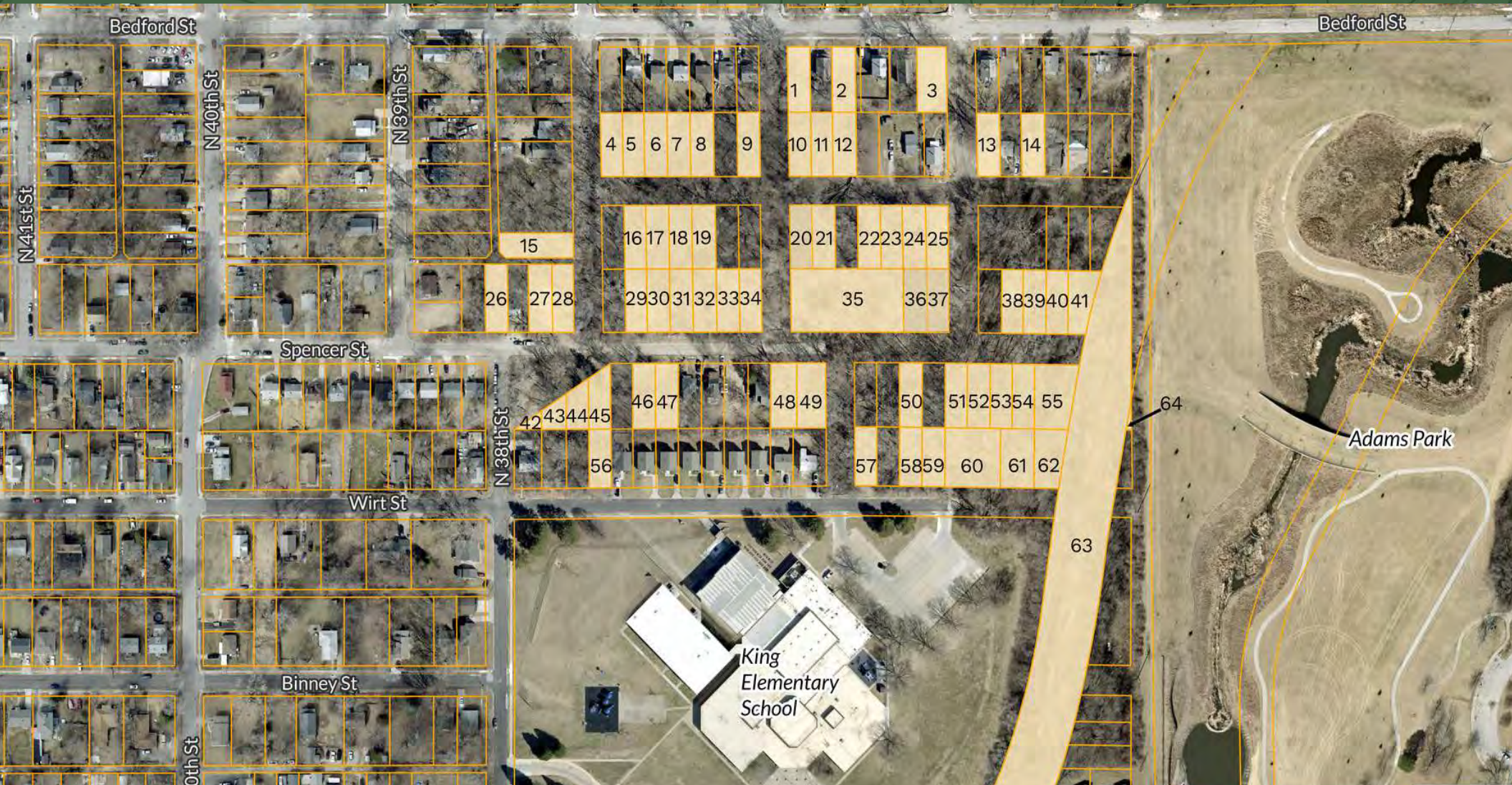






LOCATION INFORMATION

Street Address	North 36th Avenue & Bedford Avenue
City, State, Zip	Omaha, NE 68111
County	Douglas
	N 36th Avenue & Bedford Avenue

PROPERTY HIGHLIGHTS

- Lot assemblage sites located in the Malcolm X neighborhood
- Adjacent to Adams Park and King Elementary
- Lots are eligible for 20 year Tax Increment Financing (TIF)
- Current R4 zoning allows for single family residential, single family attached residential
- Per 2025 City Planning pre-application letter (available upon request), the following changes/uses could be acceptable:
 - Rezoning to R5
 - Duplex residential
 - Townhome residential
 - Multi-family residential



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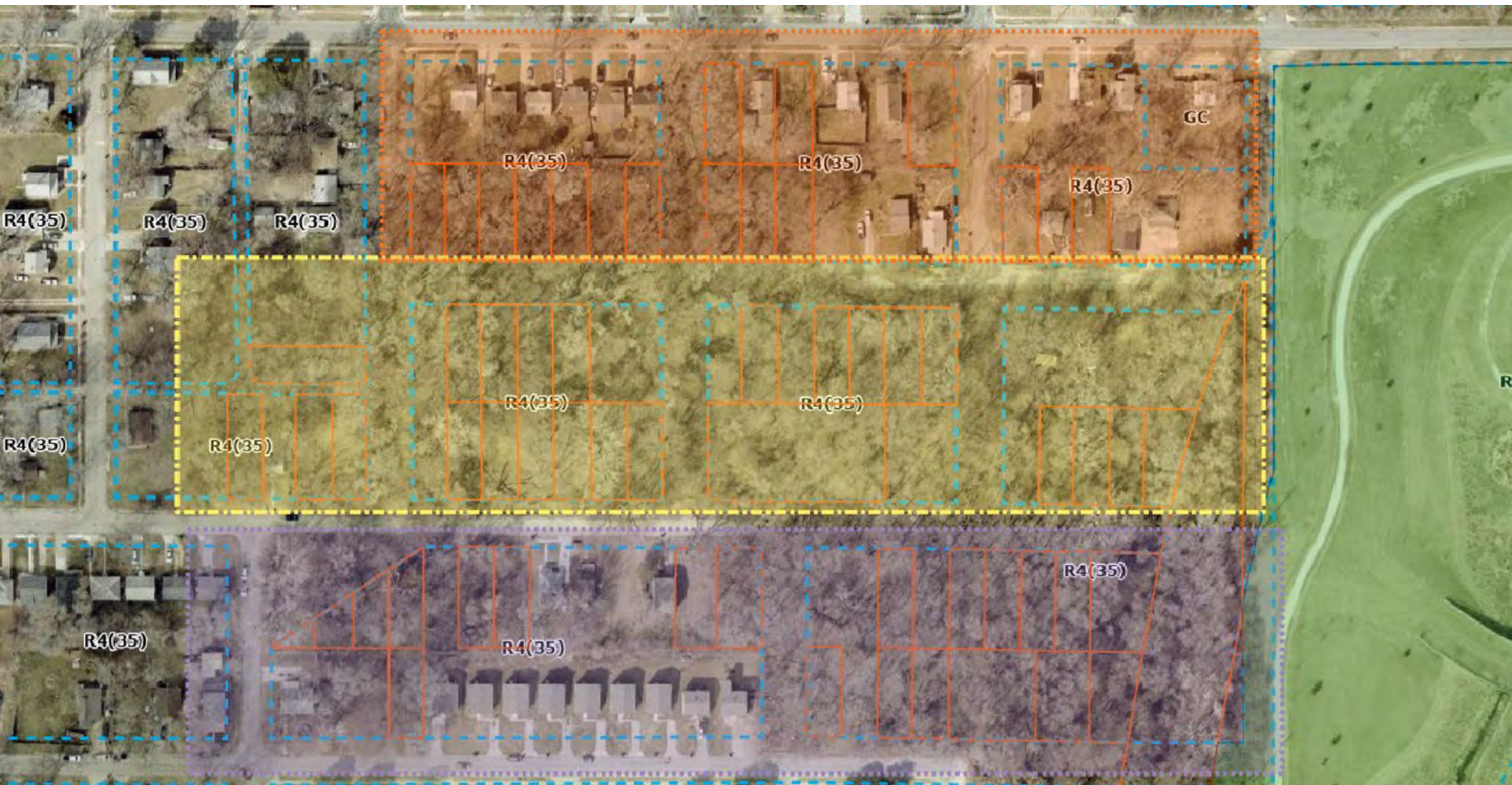
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Hope Village Assembly

	Lot Address	Square Footage	Buildable Status	Condition of Lot	List Price
1	3675 BEDFORD AVENUE	4,356	Yes	Ready to Build	\$6,300.00
2	3667 BEDFORD AVNUE	4,356	Yes	Ready to Build	\$6,300.00
3	3651 BEDFORD AVNUE	5,908	No	Needs Platted, Corner lot	\$8,900.00
4	3726 LOTHROP STREET	4,356	Yes	No street access; Fully Forested	\$4,000.00
5	3722 LOTHROP STREET	4,356	No	No street access; Fully Forested	\$2,000.00
6	3718 LOTHROP STREET	4,356	No	No street access; Fully Forested	\$2,000.00
7	3714 LOTHROP STREET	4,356	No	No street access; Fully Forested	\$2,000.00
8	3710 LOTHROP STREET	4,356	No	No street access; Fully Forested	\$2,000.00
9	3702 LOTHROP STREET	4,356	Yes	No street access; Fully Forested	\$4,000.00
10	3676 LOTHROP STREET	4,356	Yes	No street access; Fully Forested	\$4,000.00
11	3672 LOTHROP STREET	4,356	Yes	No street access; Fully Forested	\$4,000.00
12	3668 LOTHROP STREET	4,356	Yes	No street access; Fully Forested	\$4,000.00
13	3624 LOTHROP STREET	4,356	Yes	Ready to Build	\$6,300.00
14	3618 LOTHROP STREET	4,356	Yes	Ready to Build	\$6,300.00
15	3202 N 38 STREET	5,227	Yes	No street access; Fully Forested	\$4,900.00
16	3721 LOTHROP STREET	4,356	No	No street access; Fully Forested	\$2,000.00
17	3717 LOTHROP STREET	4,356	No	No street access; Fully Forested	\$2,000.00
18	3713 LOTHROP STREET	4,356	No	No street access; Fully Forested	\$2,000.00
19	3709 LOTHROP STREET	4,356	No	No street access; Fully Forested	\$2,000.00
20	3677 LOTHROP STREET	4,356	No	No street access; Fully Forested	\$4,000.00
21	3673 LOTHROP STREET	4,356	Yes	No street access; Fully Forested	\$4,000.00
22	3665 LOTHROP STREET	4,356	Yes	No street access; Fully Forested	\$4,000.00
23	3661 LOTHROP STREET	4,356	Yes	No street access; Fully Forested	\$4,000.00

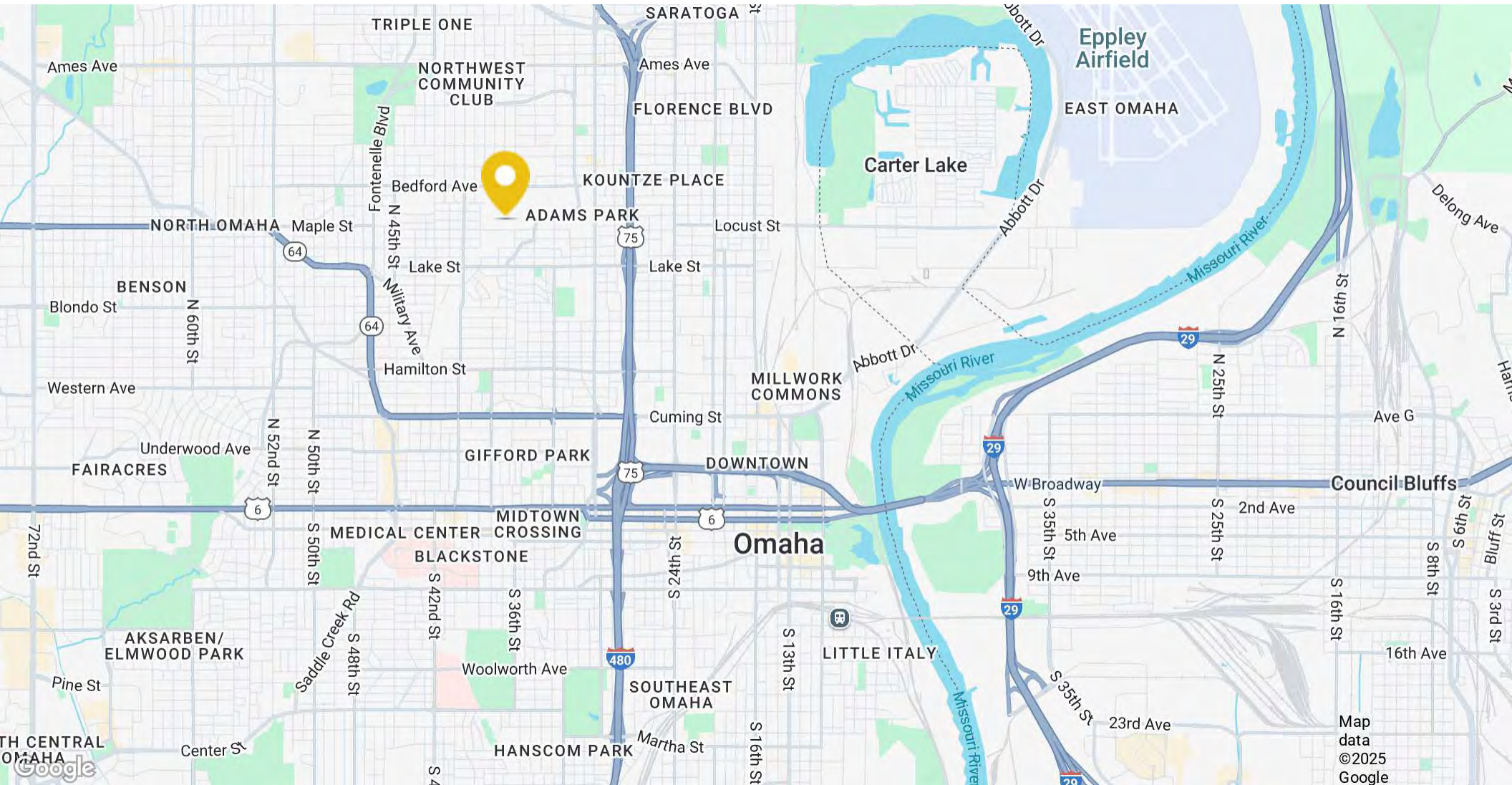
24	3657 LOTHROP STREET	4,356	Yes	No street access; Fully Forested	\$4,000.00
25	3653 LOTHROP STREET	4,356	Yes	No street access; Fully Forested	\$4,000.00
26	REET3814 SPENCER ST	4,792	Yes	Fully forested	\$4,500.00
27	3808 SPENCER STREET	4,792	Yes	Forested	\$4,500.00
28	3802 SPENCER STREET	4,792	Yes	Forested	\$4,500.00
29	3732 SPENCER STREET	4,356	Yes	Fully forested	\$4,000.00
30	3728 SPENCER STREET	4,356	Yes	Fully Forested	\$4,000.00
31	3724 SPENCER STREET	4,356	Yes	Fully forested	\$4,000.00
32	3720 SPENCER STREET	4,356	Yes	Fully forested	\$4,000.00
33	3716 SPENCER STREET	4,356	Yes	Fully forested	\$4,000.00
34	3712 SPENCER STREET	4,356	Yes	Fully forested	\$4,000.00
35	3205 N 37 STREET	22,103	Yes	No street access; Fully Forested	\$22,500.00
36	3656 SPENCER STREET	4,356	No	No street access; Fully Forested	\$2,000.00
37	3652 SPENCER STREET	4,356	No	No street access; Fully Forested	\$2,000.00
38	3622 SPENCER STREET	4,356	No	No street access; Fully Forested	\$2,000.00
39	3618 SPENCER STREET	4,356	No	No street access; Fully Forested	\$2,000.00
40	3614 SPENCER STREET	4,356	No	No street access; Fully Forested	\$2,000.00
41	3610 SPENCER STREET	4,792	No	No street access; Fully Forested	\$2,200.00
42	3749 SPENCER STREET	871	No	Fully forested	\$400.00
43	3747 SPENCER STREET	1,742	No	Fully forested	\$800.00
44	3743 SPENCER STREET	2,614	No	Fully forested	\$1,200.00
45	3739 SPENCER STREET	3,920	Yes	Fully forested	\$3,700.00
46	3731 SPENCER STREET	4,356	Yes	Fully forested	\$4,000.00
47	3727 SPENCER STREET	4,356	Yes	Fully forested	\$4,000.00
48	3707 SPENCER STREET	4,792	Yes	Fully forested	\$4,500.00
49	3703 SPENCER STREET	5,663	Yes	Fully forested	\$5,300.00

50	3659 SPENCER STREET	4,356	No	No street access; Fully Forested	\$2,000.00
51	3651 SPENCER STREET	4,356	No	No street access; Fully Forested	\$2,000.00
52	3627 SPENCER STREET	4,356	No	No street access; Fully Forested	\$2,000.00
53	3623 SPENCER STREET	4,356	No	No street access; Fully Forested	\$2,000.00
54	3619 SPENCER STREET	4,356	No	No street access; Fully Forested	\$2,000.00
55	3615 SPENCER STREET	9,148	No	No street access; Fully Forested	\$4,200.00
56	3736 WIRT STREET	3,920	Yes	Fully forested	\$3,700.00
57	3636 WIRT STREET	4,120	Yes	Fully forested	\$3,800.00
58	3628 WIRT STREET	3,920	Yes	Fully forested	\$3,600.00
59	3624 WIRT STREET	3,920	Yes	Fully forested	\$3,600.00
60	3620 WIRT STREET	10,019	Yes	Partial street access; Fully Forested	\$9,300.00
61	3612 WIRT STREET	6,240	No	No street access; Fully Forested	\$2,900.00
62	3608 WIRT STREET	5,200	No	No street access; Fully Forested	\$2,400.00
63	207700004	98,587	No	Needs Platted, Fully forested	\$49,300.00
64	3112 N 36 STREET	243	No	Fully forested	\$125.00



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