



**4911 DODGE STREET | OMAHA, NE 68132**

**HILLTOP HOUSE BUILDING  
FOR SALE: \$1,350,000**

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## SALE SUMMARY

**Offering Price:** \$1,350,000

**Building Price PSF:** \$91.82

**Land Price PSF:** \$64.29

## TAX INFORMATION

**2023 Assessed Land Value:** \$210,000

**2023 Assessed Improvement Value:** \$1,016,000

**2023 Assessed Total Value:** \$1,226,000

**2023 Tax Amount:** \$25,866.02

## FINANCIAL INFORMATION

**Current Rent Roll\***

**T12 Profit and Loss Statement\***

\*Available upon request with signed Confidentiality Agreement





**PROPERTY HIGHLIGHTS**

BARON is pleased to exclusively represent the owner in the sale of the Hilltop House at 4911 Dodge Street, Omaha, NE 68132. Prominently located on the corner of 49th Street and Dodge Street in the historic Dundee District, the landmark Hilltop House building stands ready for a new use. Initially built in 1941, 4911 Dodge Street was home to the elegant Hilltop House Restaurant. It was later renovated in 1985 into its current form as a boutique retail and professional office building. Hilltop House features a cozy foyer leading to multiple suites, each with its own unique character. With easy access to numerous amenities and great proximity to all major thoroughfares in the heart of Omaha, the property provides great appeal for a variety of users.

- **Unique opportunity in Omaha’s Dundee District**
- **General Commercial Zoning**
- **Transit Oriented Development Mixed Use Sub-Zoning**
- **Community Redevelopment Area - Tax Increment Financing eligible**
- **Convenient location on Dodge Street with access to ORBT**
- **Close proximity to UNMC and UNO**





**SITE DETAILS**

**Site Area:** 21,000 SF / 0.48 Acres  
**Site Dimensions:** 140 x 150  
**Zoning District:** GC-ACI-2(50)  
**Zoning Sub-District:** TOD-2-MX  
**Special Zoning:** Community Redevelopment Area  
**Walking Score:** Very Walkable (80)  
**Transit Score:** Some Transit (32)  
**Bike Score:** Bikeable (55)  
**Traffic Count:** 34,164 EADT (2021)  
**Parcel Number:** 0954200000  
**Legal Description:** DUNDEE PLACE  
 LOT 1 BLOCK 125 N 150 FT 140 X 150

**IMPROVEMENT DETAILS**

**Year Built/Renovated:** 1941/1985  
**Building Area:** 14,704 SF  
**Number of Floors:** 2 + basement  
**Original Use:** Restaurant/Lounge  
**Foundation:** Concrete Block  
**Construction:** Wood Frame  
**Exterior:** Brick and Stucco  
**Roof:** Composite  
**Utility Metering:** Separated for Some Units  
**HVAC:** Single-Split Systems  
**Parking Stalls:** 18 Stalls in Front, 2 Parallel in Back

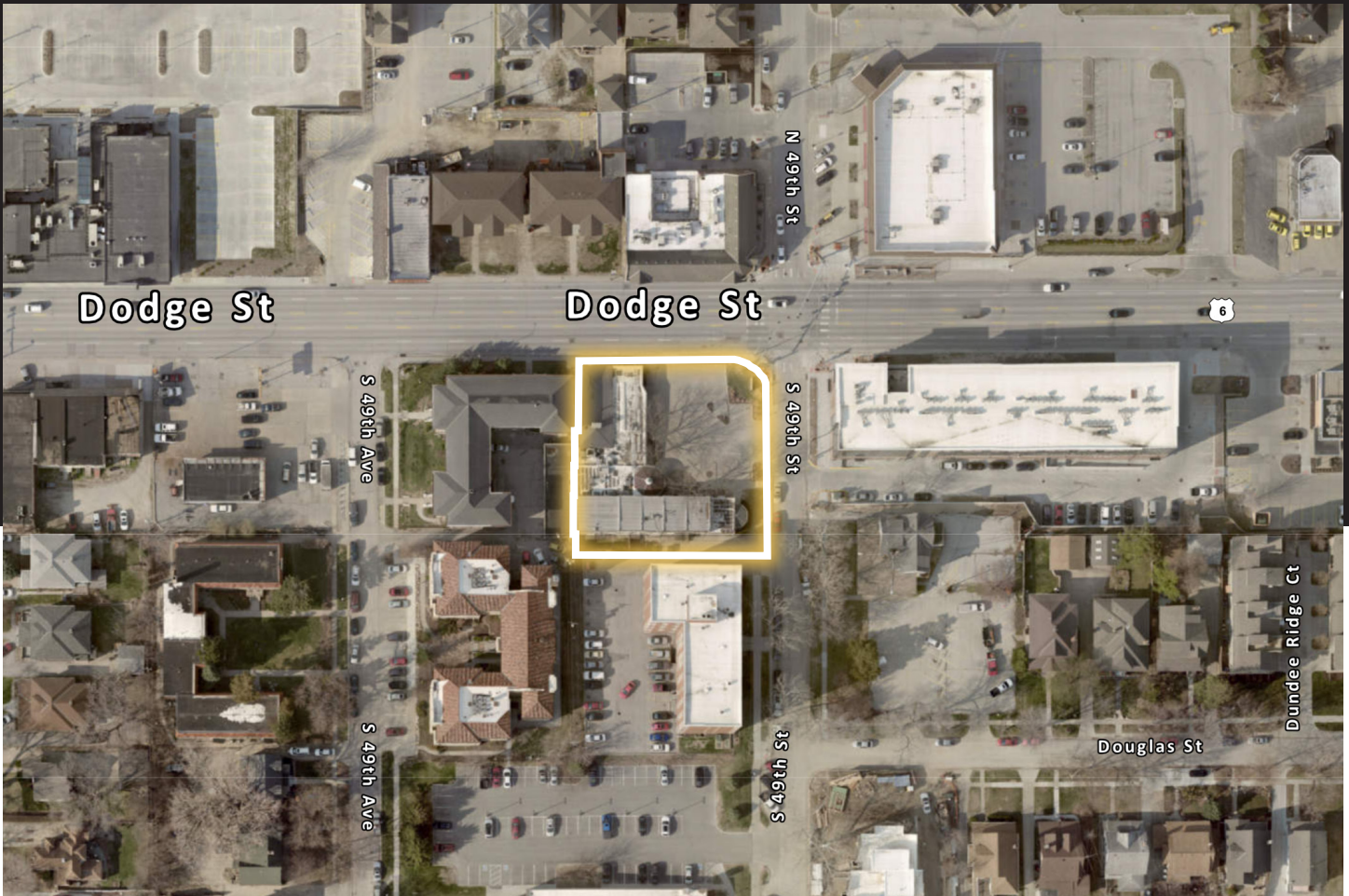




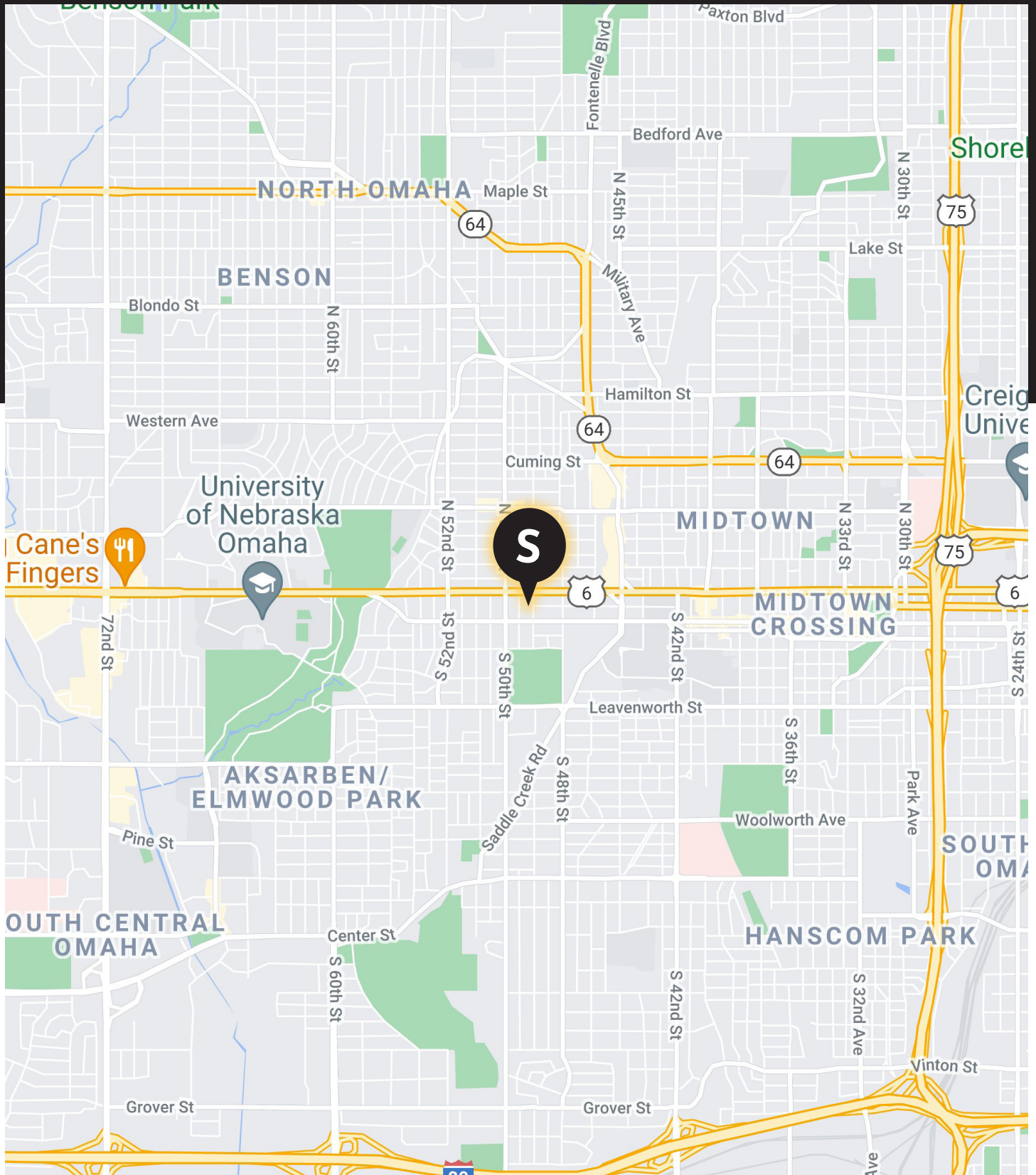
**RENT ROLL**

Unit	Tenant	SF	Monthly Rent	\$ PSF	Lease From	Lease To
4901	Falcon + Finch Studios & Design	3,120	\$2,795.00	\$10.75	01/01/2022	05/31/2027
4903	Falcon + Finch Studios & Design	975	\$1,625.00	\$20.00	04/01/2023	05/31/2027
4905	Hilltop Skin Studio	450	\$550.00	\$14.67	12/01/2021	11/30/2024
4909	Our Lady of Sorrows	2,900	\$3,500.00	\$14.48	12/01/2021	11/30/2025
4913	Banisters Leadership Academy	2,150	\$2,121.00	\$11.84	03/15/2021	02/29/2024
4913B	Frame Artistry Studio	1,330	\$1,300.00	\$11.73	10/01/2023	09/30/2026
<b>6 Units</b>		<b>10,925</b>	<b>\$11,891.00</b>			

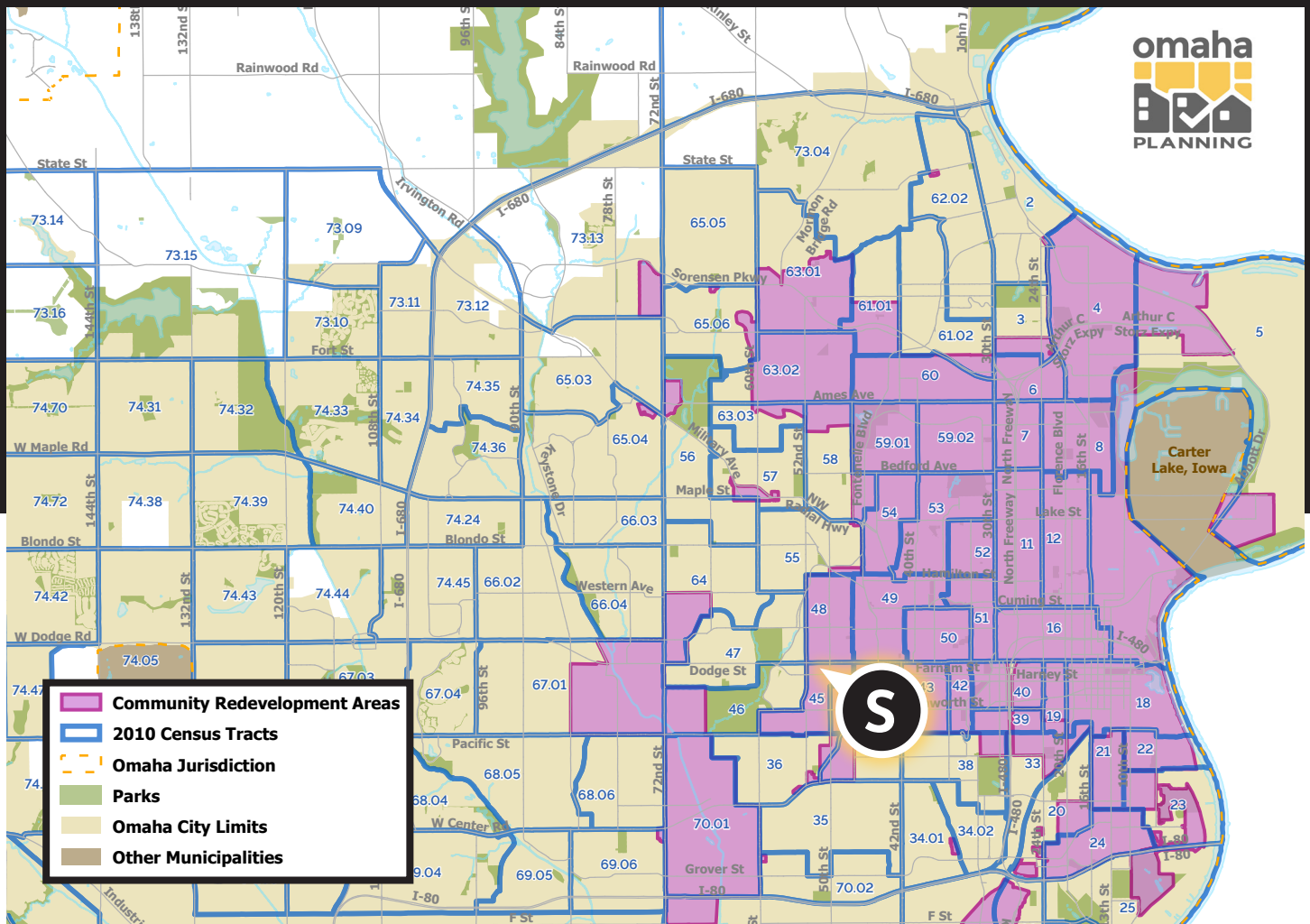










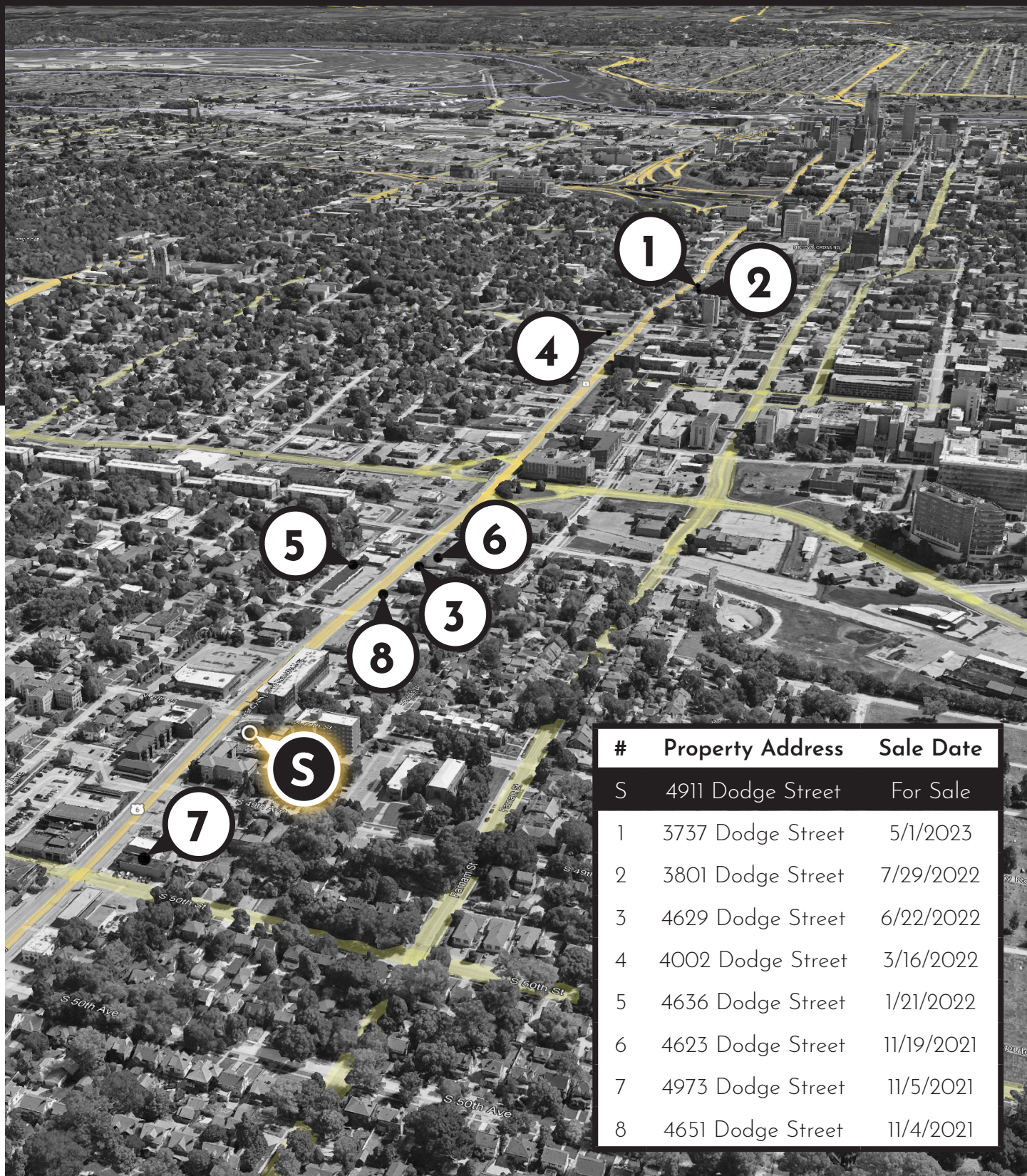


## TAX INCREMENT FINANCING

Tax Increment Financing (“TIF”) is an important revitalization tool used by the City of Omaha. TIF is used to help finance the redevelopment costs of certain projects within a community redevelopment area (CRA), typically older areas within the city. When applying for TIF, there are mandatory criteria that must be met in order for a TIF application to be approved by the City of Omaha; there are other criteria and considerations of which applicants should be aware. The Economic Development staff within the Planning Department will guide applicants through the TIF approval process. A TIF Application Checklist is included with the application. In Omaha, TIF is developer-financed. This means that the developer must secure a loan from a bank or other private lender in an amount up to the approved TIF amount. This loan is in addition to other financings the developer must secure in order to complete the proposed project.

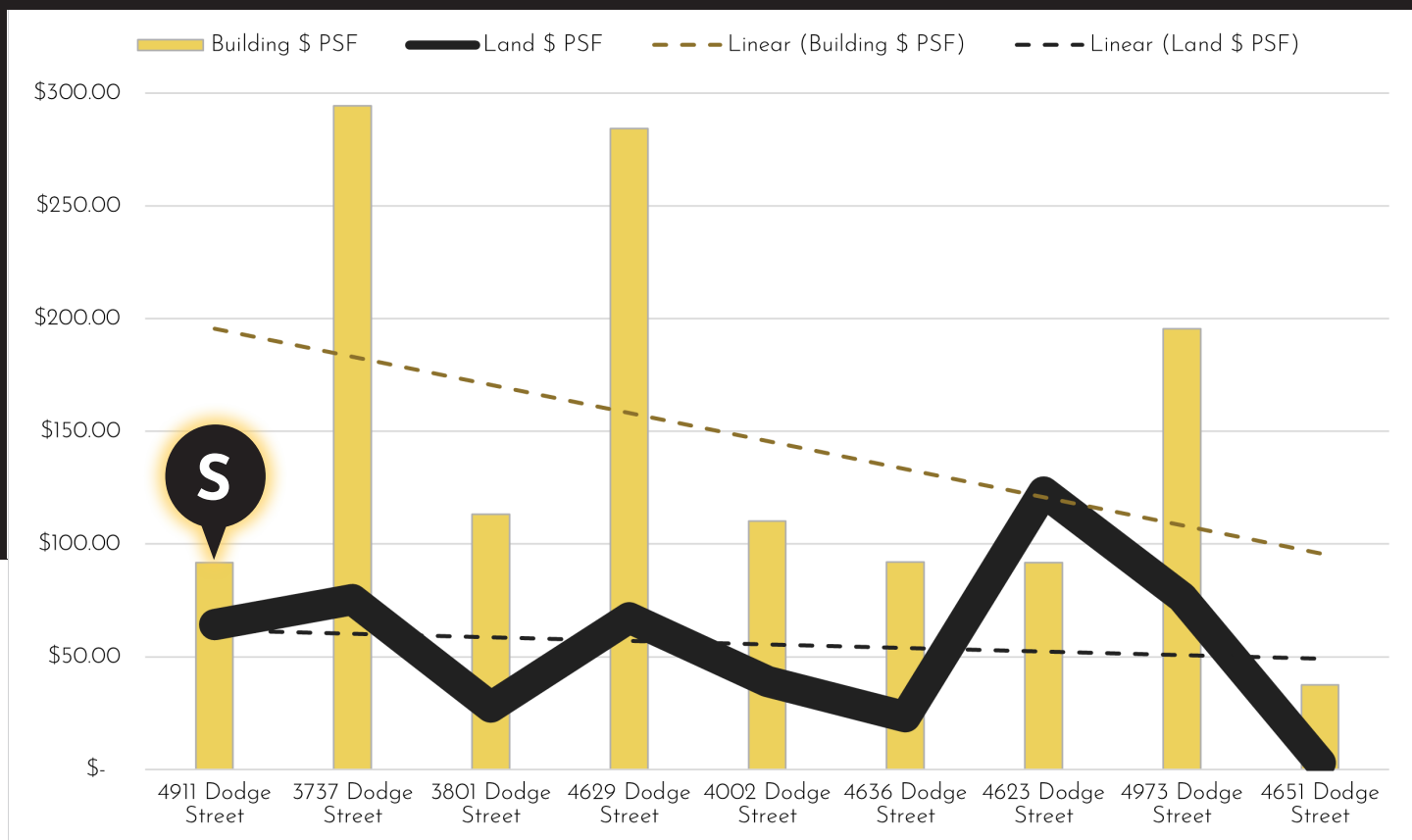
<https://planninghcd.cityofomaha.org/tif>





#	Property Address	Sale Date
S	4911 Dodge Street	For Sale
1	3737 Dodge Street	5/1/2023
2	3801 Dodge Street	7/29/2022
3	4629 Dodge Street	6/22/2022
4	4002 Dodge Street	3/16/2022
5	4636 Dodge Street	1/21/2022
6	4623 Dodge Street	11/19/2021
7	4973 Dodge Street	11/5/2021
8	4651 Dodge Street	11/4/2021





#	Property Address	Year Built	Building SF	Land SF	Sale Date	Sale \$	Building \$ PSF	Land \$ PSF
<b>S</b>	<b>4911 Dodge Street</b>	<b>1941</b>	<b>14,704</b>	<b>21,000</b>	<b>For Sale</b>	<b>\$1,350,000</b>	<b>\$91.81</b>	<b>\$64.29</b>
1	3737 Dodge Street	1922	2,784	10,890	5/1/2023	\$820,000	\$294.54	\$75.30
2	3801 Dodge Street	1984	3,535	14,415	7/29/2022	\$400,000	\$113.15	\$27.75
3	4629 Dodge Street	1948	2,989	12,632	6/22/2022	\$850,000	\$284.38	\$67.29
4	4002 Dodge Street	1992	4,309	12,197	3/16/2022	\$475,000	\$110.23	\$38.94
5	4636 Dodge Street	2002	9,240	36,316	1/21/2022	\$850,000	\$91.99	\$23.41
6	4623 Dodge Street	1960	8,160	6,098	11/19/2021	\$750,000	\$91.91	\$122.99
7	4973 Dodge Street	1935	2,301	5,895	11/5/2021	\$450,000	\$195.57	\$76.34
8	4651 Dodge Street	1952	1,974	23,958	11/4/2021	\$74,000	\$37.49	\$3.09
<b>Average</b>							<b>\$145.67</b>	<b>\$55.49</b>

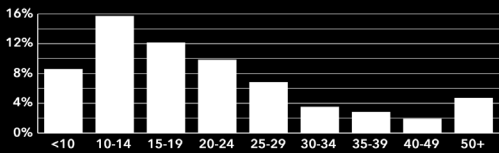


# COMMUNITY SUMMARY

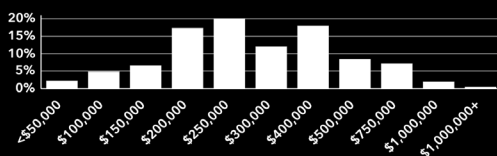
4911 Dodge St, Omaha, Nebraska, 68132  
Drive time of 5 minutes

49,322	0.68%	2.04	59.6	\$33.4	\$58,142	\$246,897	\$51,120	19.0%	68.1%	12.9%			
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+	16.3% Services	14.1% Blue Collar	69.6% White Collar

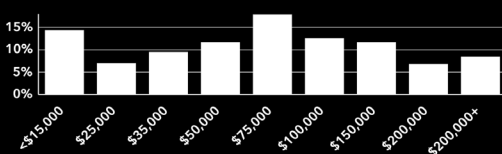
Mortgage as Percent of Salary



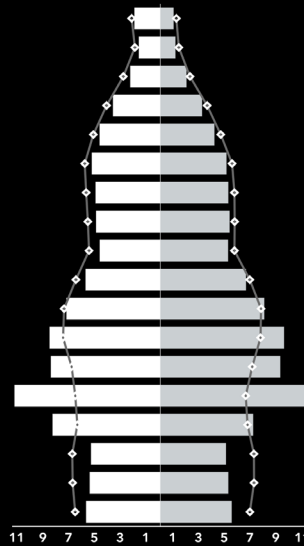
Home Value



Household Income

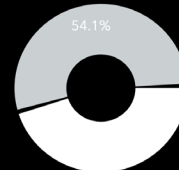


Age Profile: 5 Year Increments

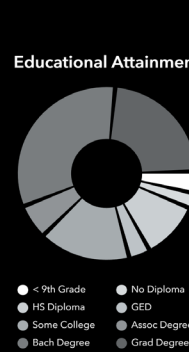


Dots show comparison to 31055 (Douglas County)

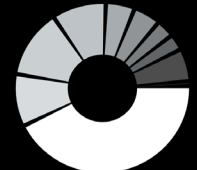
Home Ownership



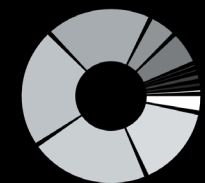
Educational Attainment



Housing: Year Built



Commute Time: Minutes



esri Source: This infographic contains data provided by Esri (2023), ACS (2017-2021).

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# POPULATION TRENDS AND KEY INDICATORS

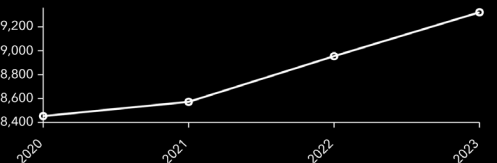
4911 Dodge St, Omaha, Nebraska, 68132  
Drive time of 5 minutes

49,322	22,730	2.04	33.4	\$58,142	\$246,897	79	85	60
Population	Households	Avg Size	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

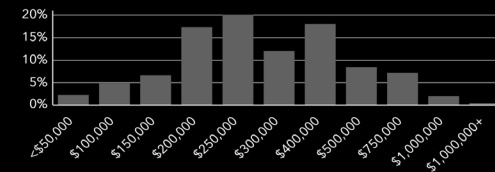
MORTGAGE INDICATORS



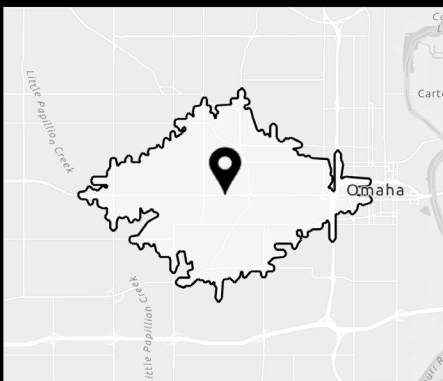
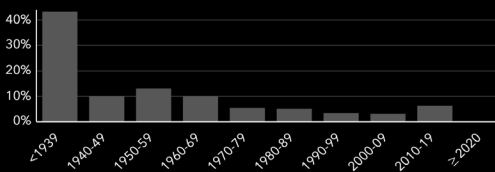
Historical Trends: Population



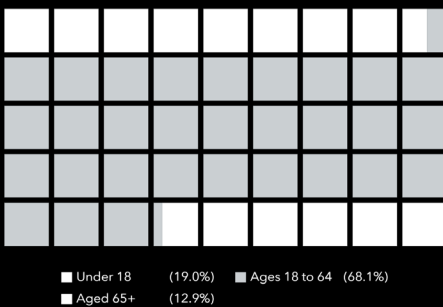
Home Value



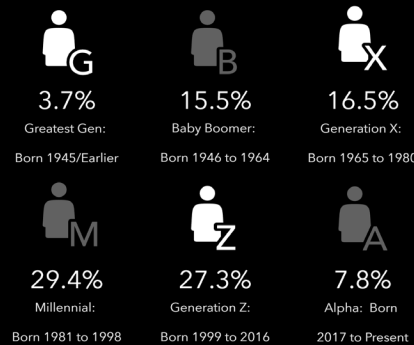
Housing: Year Built



POPULATION BY AGE



POPULATION BY GENERATION



Source: This infographic contains data provided by Esri (2023, 2028), Esri-U.S. BLS (2023), ACS (2017-2021), © 2023 Esri



# DAVID J. CARRIG

BROKER - NE 20190573 & IA B70191000

dcarrig@baroncre.com  
+1 (402) 218-5888

BARON - COMMERCIAL REAL ESTATE  
501 S. 16th Street  
Omaha, NE 68102



# JOHN D. CARRIG

SALESPERSON - NE 20210798

jcarrig@baroncre.com  
+1 (714) 884-9503

BARON - COMMERCIAL REAL ESTATE  
501 S. 16th Street  
Omaha, NE 68102

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