

Spectracom Inc. -Comparable Market Report

6030 S 60th Street, Omaha, NE 68117

13.51± Acres of Heavy Industrial Property | 10.84± Acres of 8" Poured Concrete Yard

1. Subject Property Summary

Item	Detail
Address	6030 S 60th Street, Omaha, NE 68117
Total Site Size	13.51± acres
Total Land Area	588,540± SF
Concrete Yard Area	10.84± acres
Concrete Yard SF	472,190± SF
Concrete Depth	8" poured concrete
Use Type	Heavy industrial / transfer / recycling / outdoor industrial yard
Improvements	Office buildings, power control buildings, truck scale, scale house, security system
Permits / Use History	Transfer, recycling, C&D debris, wood processing, tire processing

The subject property is a rare South Omaha heavy industrial yard featuring substantial outdoor operating capacity and major site infrastructure already in place. The property should be evaluated as an operating heavy industrial yard rather than ordinary vacant ground.

2. Key Market Point

This is not ordinary vacant industrial land.

A buyer is acquiring a functional heavy industrial site with significant embedded infrastructure, including:

- 13.51± acres of industrial ground
- 10.84± acres of heavy 8" poured concrete yard
- Truck scale and scale house
- Office improvements
- Power control buildings
- Heavy industrial operating history
- Permitted recycling / transfer-related use history
- Rare large outdoor industrial yard capacity inside the Omaha metro

3. Comparable Industrial / Commercial Land Market

The following comparable indicators reflect current or recent Omaha-area industrial and commercial land pricing. These are market indicators, not appraisals. Actual value depends on zoning, access, utilities, entitlements, permitted uses, environmental condition, site improvements, and buyer-specific utility.

#	Property / Location	Size	Asking Price / Indicator	Price / Acre	Price / SF	Relevance
1	10606 State Street, Omaha	7.00 ac	\$1,300,000	\$185,714/ac	\$4.26/SF	GI / industrial land, hard-corner site, near I-680
2	Omaha Land Market - Crexi	Broad market	Avg. \$1,444,485 listing	\$386,748/ac	\$8.88/SF	Broad Omaha land average; includes non-industrial land

3	Douglas County Commercial Land - LandSearch	Broad market	Avg. listing price \$180,792	\$301,361/ac	\$6.92/SF	Douglas County commercial land average, not specific to heavy industrial
4	Omaha Commercial Land - LandSearch	Broad Omaha market	Avg. listing price \$281,583	\$327,486/ac	\$7.52/SF	Omaha commercial land context; not purely industrial
5	Omaha Industrial Property Market - Crexi	Industrial listings	Avg. industrial building PSF approx. \$128/SF	N/A	N/A	Building market context only; shows demand for improved industrial assets

4. Industrial Land Value Indication

Based on the market data, Omaha-area commercial and industrial land commonly falls into the following practical range:

Land Type	Estimated Market Range
Lower-end industrial / less improved ground	\$2.00-\$4.00/SF
Functional industrial land	\$4.00-\$6.00/SF
Good commercial/industrial land	\$6.00-\$8.00/SF
Premium industrial/business park land	\$8.00-\$12.00+/SF

For 6030 S 60th Street, a practical underlying land-only value range is approximately \$4.00-\$7.00/SF, before assigning separate value to the extensive concrete yard and operational improvements.

Land Value / SF	Implied Land Value
\$4.00/SF	\$2,354,160
\$5.00/SF	\$2,942,700
\$6.00/SF	\$3,531,240
\$7.00/SF	\$4,119,780

5. Concrete Yard Replacement-Cost Support

The subject property's biggest differentiator is the 10.84± acres of 8" poured concrete yard. This level of heavy-duty paving creates substantial operational utility and replacement-cost support.

Item	Calculation	Result
Concrete Yard Area	10.84 acres x 43,560 SF	472,190± SF
Low Replacement Cost	472,190 SF x \$8/SF	\$3,777,520
Mid Replacement Cost	472,190 SF x \$10/SF	\$4,721,900
Strong Replacement Cost	472,190 SF x \$12/SF	\$5,666,280
High Replacement Cost	472,190 SF x \$14/SF	\$6,610,660

Marketing point: The 10.84± acres of 8" concrete yard alone could represent approximately \$4.7M-\$5.7M in replacement-cost value at \$10-\$12/SF. This does not mean every buyer will pay full replacement cost, but it strongly supports the property's unique value to users who need ready-to-operate heavy industrial yard space.

6. Value Framing for 6030 S 60th Street

A standard vacant industrial land buyer may initially view the property as 13.51 acres multiplied by a land value range. However, the correct buyer — a contractor yard, recycler, transfer operator, trucking company, equipment company, material processor, fleet operator, utility contractor, or heavy outdoor storage user — should view the property as:

Industrial land value + existing 8" concrete yard + scale + power + permits + office + operational readiness

That combination gives the site a stronger value story than raw land alone.

7. Marketing Conclusion

Comparable open industrial and commercial ground in the Omaha / Douglas County market suggests a broad land value range from approximately \$4.00/SF to \$8.00/SF, depending on location, usability, zoning, infrastructure, and access.

For 6030 S 60th Street, a practical land-only indication is \$4.00-\$7.00/SF, or approximately \$2.35M-\$4.12M before considering the separate value contribution of the concrete yard and industrial infrastructure.

However, the subject property's 10.84± acres of 8" poured concrete, truck scale, scale house, power infrastructure, security system, office buildings, and permitted heavy-use history create a premium over vacant industrial land.

Rare 13.51± Acre Heavy Industrial Yard with 10.84± Acres of 8" Concrete — South Omaha

Bottom line: This property should not be marketed as vacant industrial ground. It should be marketed as a rare, ready-to-use heavy industrial yard where the concrete yard and operational infrastructure may be worth as much or more to the right buyer than the underlying land itself.

8. Estimated Market Value

Using a conservative valuation approach, the property value can be supported by combining the estimated replacement cost of the existing concrete yard with the market value of the underlying improved industrial land.

The property includes approximately 10.84± acres of 8" poured concrete, equal to approximately 472,190± square feet. Using the low-end concrete replacement cost estimate of \$8/SF, the concrete yard alone represents an estimated replacement-cost value of:

$$472,190 \text{ SF} \times \$8/\text{SF} = \$3,777,520$$

The total site contains approximately 13.51± acres, equal to approximately 588,540± square feet. Using an Omaha market value estimate of \$7/SF for improved industrial land, the underlying land value is estimated at:

$$588,540 \text{ SF} \times \$7/\text{SF} = \$4,119,780$$

Value Component	Calculation	Estimated Value
8" Concrete Replacement Cost	472,190 SF x \$8/SF	\$3,777,520
Improved Industrial Land Value	588,540 SF x \$7/SF	\$4,119,780
Estimated Market Value	Combined Total	\$7,897,300

Estimated Market Value: \$7,897,300

This estimate does not assign additional value to the office buildings, truck scale, scale house, power control buildings, security system, existing permits, water infrastructure, fire hydrant, or the operational history of the site. Those improvements and permits may provide additional value to a buyer who needs a ready-to-use heavy industrial yard.

Disclaimer

This report is for marketing and discussion purposes only and is not an appraisal, broker price opinion, engineering report, environmental report, or valuation opinion prepared under USPAP. All information should be independently verified by prospective buyers and their professional advisors. Acreage, square footage, zoning, permits, utility capacity, environmental conditions, concrete condition, taxes, and all site improvements should be independently confirmed during buyer due diligence.