



84th Street Mixed-Use District Market and Impact Analysis

La Vista, Nebraska

Hunden Strategic Partners worked with the City of La Vista, Nebraska to conduct a market and feasibility analysis for the development of a large mixed-use development and entertainment district called the 84th Street Corridor. HSP analyzed office, residential, retail, restaurant and other key components of the project.

HSP completed the following elements during the 84th Street Corridor study:

- Conducted a demographic and tourism update.
- Profiled the proposed project, components, sources and uses, as well as public and private investments.
- Conducted a market analysis of all proposed components, including hotel, retail, restaurants, and others.
- Provided financial projections for all proposed components.
- Conducted an economic, fiscal and employment impact analysis for all the development components.
- Created a plan of finance modeling for the public investments.

In 2020, HSP was retained to complete an update to the study due to new project components, including an indoor entertainment venue.

Client: City of La Vista

Time Period: 2016; 2020