

FOR SALE

17879 S 68TH ST, HICKMAN, NE 68372

LAND | 5.92 ACRES | \$1,100,000



**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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PROPERTY DESCRIPTION

This 5.92 acre parcel at 17879 S 68th Street, in the heart of Hickman's growth corridor, represents a rare and compelling development opportunity within a rapidly growing market. This parcel is ideally suited for a mixed-use vision that could include residential lots, townhomes, commercial, and mixed-use development — offering both flexibility and scale. With 350'+ of frontage to 68th St, the main arterial from Hickman to Lincoln, this parcel has an extremely high upside for development. Agent has equity.

LOCATION DESCRIPTION

Situated along South 68th Street just north of Hickman, NE, this offering provides a highly visible, easily accessible development site in one of Nebraska's fastest-growing communities. Hickman sits approximately ten minutes south of Lincoln, drawing steady commuter traffic and southward growth from the metro area.

South 68th Street is a paved, two-lane, 55 mph arterial serving rural residential acreages, Norris School District's campus to the south, and the Hickman/Lincoln commuter base, with a Lancaster County traffic study showing more than 6,800 daily entering vehicles at the nearby S 68th & Roca Road intersection—demonstrating strong corridor activity for future commercial users.

The trade area is characterized by young, family-oriented households with strong buying power. Hickman's median household income is just over \$104,000, with average household income around \$130,000 and continuing to rise, reflecting an affluent customer base for retail, medical, service and lifestyle uses.

The city has been identified as one of Nebraska's fastest-growing municipalities, with population growth above 5% annually, supported by high-performing Norris schools and ongoing residential development in and around town.

With prominent frontage, unobstructed sightlines along S 68th Street, and convenient access to both Hickman and the Lincoln metro, the site is well-positioned for a future residential, commercial, or mixed-use project seeking visibility and exposure to a growing, high-income suburban market.

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PROPERTY HIGHLIGHTS

- Over 350' of frontage to 68th St, the main arterial from Hickman to Lincoln
- Highly flexible mixed-use, residential, or industrial possibilities
- Rapidly expanding population growth of Hickman meets southward expansion of Lincoln to form the perfect development opportunity
- Over \$130,000 household income for the City of Hickman

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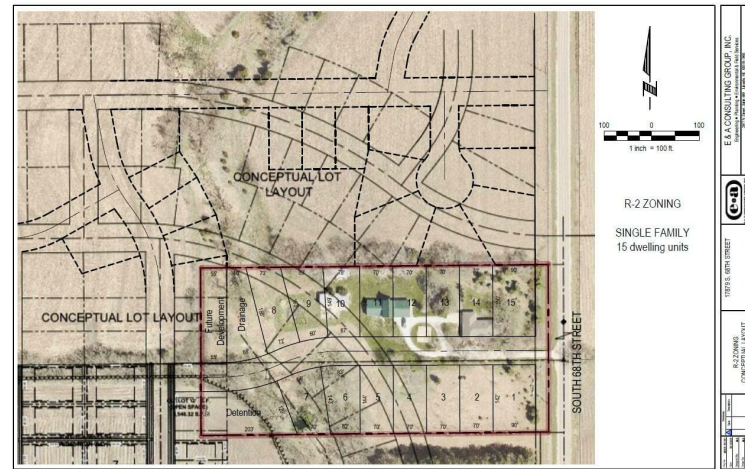
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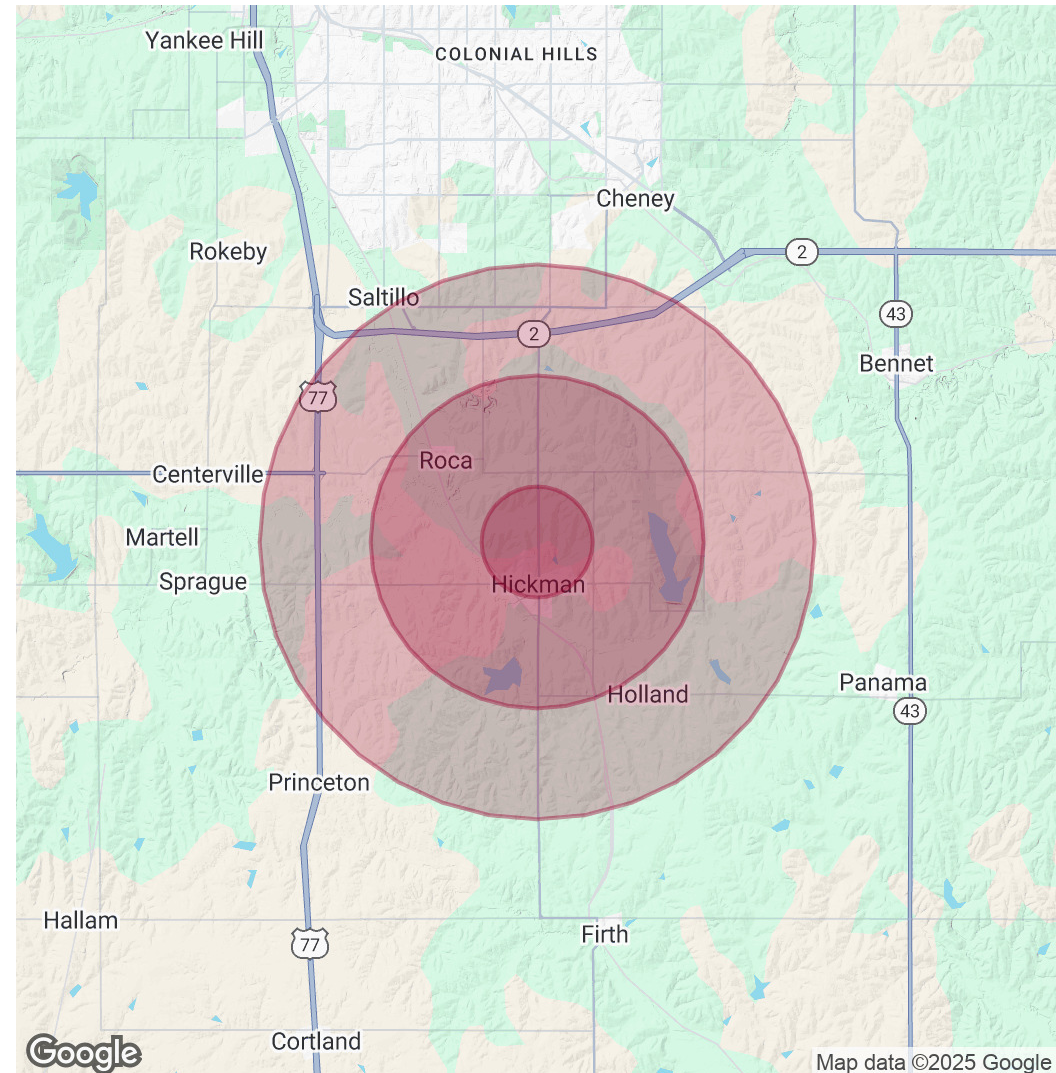
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,679	4,646	7,000
Average Age	32	35	37
Average Age (Male)	31	34	36
Average Age (Female)	33	36	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	781	1,474	2,303
# of Persons per HH	3.4	3.2	3
Average HH Income	\$136,910	\$129,363	\$133,527
Average House Value	\$379,927	\$418,733	\$456,018

Demographics data derived from AlphaMap



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