

## 156th & Hickman

156th & Hickman  
Clive, Iowa 50325

### Property Highlights

- Lot 1 - West Lot - ± 1.27 AC
- Lot 2 - Interior Lot - ± 1.3 AC
- Lot 3 - East Lot - ± 1.38 AC
- Zoning: C-4 - Planned Shopping Center Commercial District
- Traffic Counts: Hickman Road - 31,100 VPD (Iowa DOT 2022) | 156th Street - 10,765 VPD (Iowa DOT 2016)

### Property Overview

3 Pad sites for sale at the intersection of 156th and Hickman Road in Clive, IA. Adjacent to new Iowa Trust & Savings bank. Great visibility with high traffic. Proximate to Walgreen's, Arby's, Kum & Go, and Nebraska Furniture Mart.

### Offering Summary

Sale Price - Lot 1 (± 1.27 AC):	\$1,100,000 (\$19.88 PSF)
Sale Price - Lot 2 (± 1.3 AC):	\$1,700,000 (\$30.02 PSF)
Sale Price - Lot 3 (± 1.38 AC):	\$2,100,000 (\$33.27 PSF)

### [View Property Video](#)

### For More Information

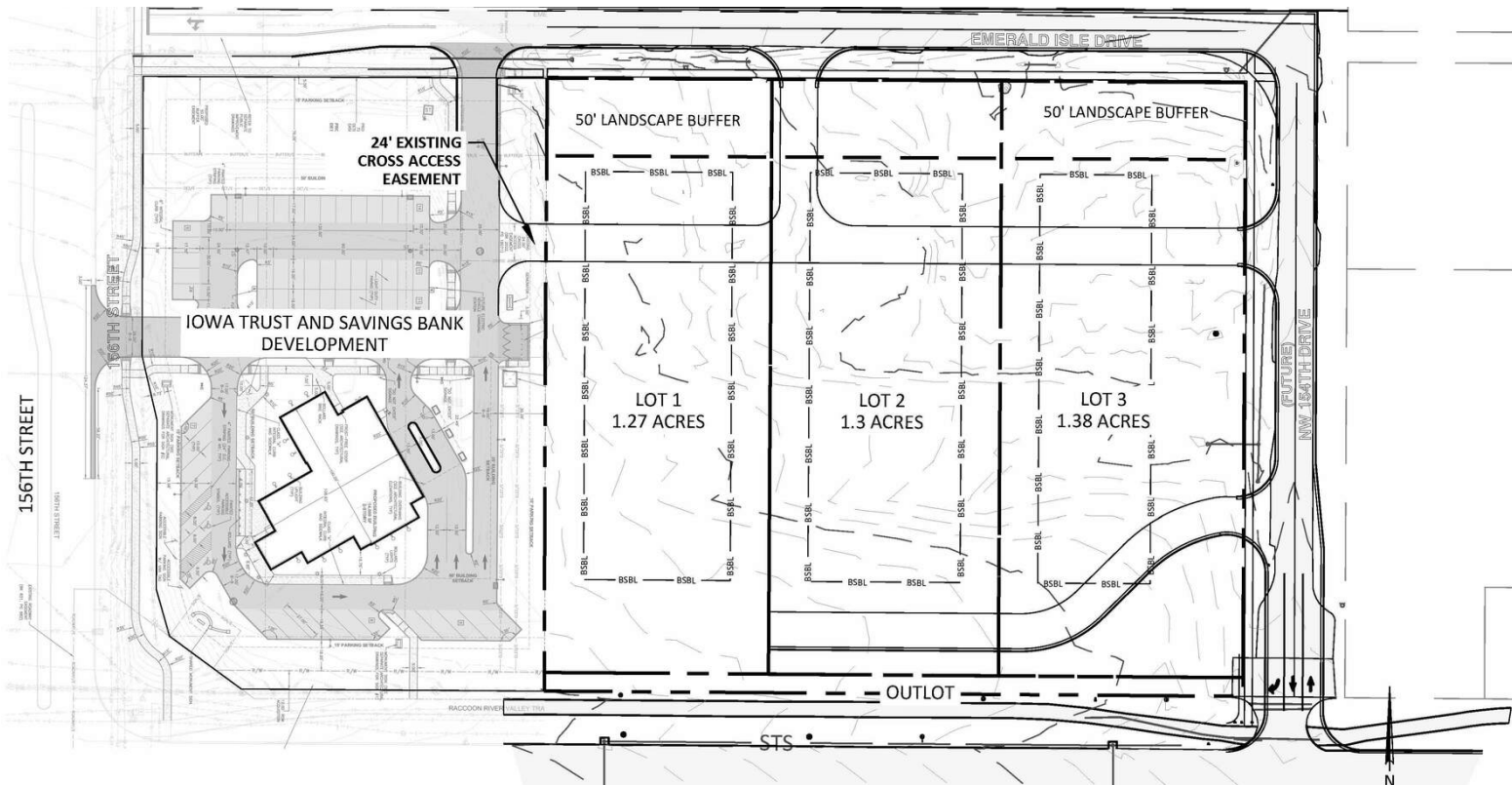
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1 mile

3 miles

5 miles

KEY FACTS

KEY FACTS

KEY FACTS

12,178

Population



Average Household Size

36.8

Median Age

\$128,676

Median Household Income

67,420

Population



Average Household Size

35.0

Median Age

\$110,481

Median Household Income

120,538

Population



Average Household Size

36.3

Median Age

\$101,923

Median Household Income

EDUCATION

EDUCATION

EDUCATION

1%

No High School Diploma



10%

High School Graduate



18%

Some College



71%

Bachelor's/Grad/Prof Degree

1%

No High School Diploma



10%

High School Graduate



24%

Some College



64%

Bachelor's/Grad/Prof Degree

2%

No High School Diploma



13%

High School Graduate



24%

Some College



61%

Bachelor's/Grad/Prof Degree

BUSINESS

BUSINESS

BUSINESS



180

Total Businesses



2,161

Total Employees



1,755

Total Businesses



35,703

Total Employees



5,470

Total Businesses



92,021

Total Employees

EMPLOYMENT

EMPLOYMENT

EMPLOYMENT



88%

White Collar



6%

Blue Collar



5%

Services

1.7%

Unemployment Rate



83%

White Collar



10%

Blue Collar



7%

Services

1.5%

Unemployment Rate



82%

White Collar



11%

Blue Collar



7%

Services

1.8%

Unemployment Rate

INCOME

INCOME

INCOME



\$128,676

Median Household Income



\$58,409

Per Capita Income



\$592,644

Median Net Worth



\$110,481

Median Household Income



\$53,283

Per Capita Income



\$323,879

Median Net Worth



\$101,923

Median Household Income



\$52,674

Per Capita Income



\$263,190

Median Net Worth

Households By Income

The largest group: \$200,000+ (26.4%)  
The smallest group: <\$15,000 (1.1%)

Indicator ▲	Value	Diff	
<\$15,000	1.1%	-1.6%	█
\$15,000 - \$24,999	2.9%	-1.2%	█
\$25,000 - \$34,999	1.4%	-1.9%	█
\$35,000 - \$49,999	4.7%	-3.3%	█
\$50,000 - \$74,999	11.3%	-5.5%	█
\$75,000 - \$99,999	11.0%	-4.1%	█

Households By Income

The largest group: \$100,000 - \$149,999 (25.1%)  
The smallest group: <\$15,000 (2.0%)

Indicator ▲	Value	Diff	
<\$15,000	2.0%	-0.7%	█
\$15,000 - \$24,999	3.4%	-0.7%	█
\$25,000 - \$34,999	2.7%	-0.6%	█
\$35,000 - \$49,999	5.8%	-2.2%	█
\$50,000 - \$74,999	14.1%	-2.7%	█
\$75,000 - \$99,999	14.5%	-0.6%	█

Households By Income

The largest group: \$100,000 - \$149,999 (23.4%)  
The smallest group: <\$15,000 (2.4%)

Indicator ▲	Value	Diff	
<\$15,000	2.4%	-0.3%	█
\$15,000 - \$24,999	3.6%	-0.5%	█
\$25,000 - \$34,999	4.5%	+1.2%	█
\$35,000 - \$49,999	8.4%	+0.4%	█
\$50,000 - \$74,999	15.7%	-1.1%	█
\$75,000 - \$99,999	14.0%	-1.1%	█