



NOTE: All dimensions are approximations and are not guaranteed! Please field verify all measurements.

FOR SALE

Mixed Use | Industrial Land

7201 N 98th Street, Lincoln, NE 68507 | 29.68 Acres | \$2,300,000



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Property Description

This 29.68-Acre parcel provides exceptional visibility with access along Cornhusker Hwy and is strategically located between Lincoln and Waverly with close proximity to the I-80 Interchange. Its prime location offers an excellent opportunity for a number of mixed uses, such as: manufacturing, distribution, self storage and warehouse needs.

Seller invested over \$1 million to fully clear and prepare the site after the 2024 tornado, providing a clean, development-ready property.

Price:	\$2,300,000
Land Area:	29.68 Acres
Zoning:	I-1
Type:	Mixed-Use/Industrial
Use:	Vacant/Owner-User/Development
Traffic Count:	23,130 VPD



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7201 N 98th Street
Before & After



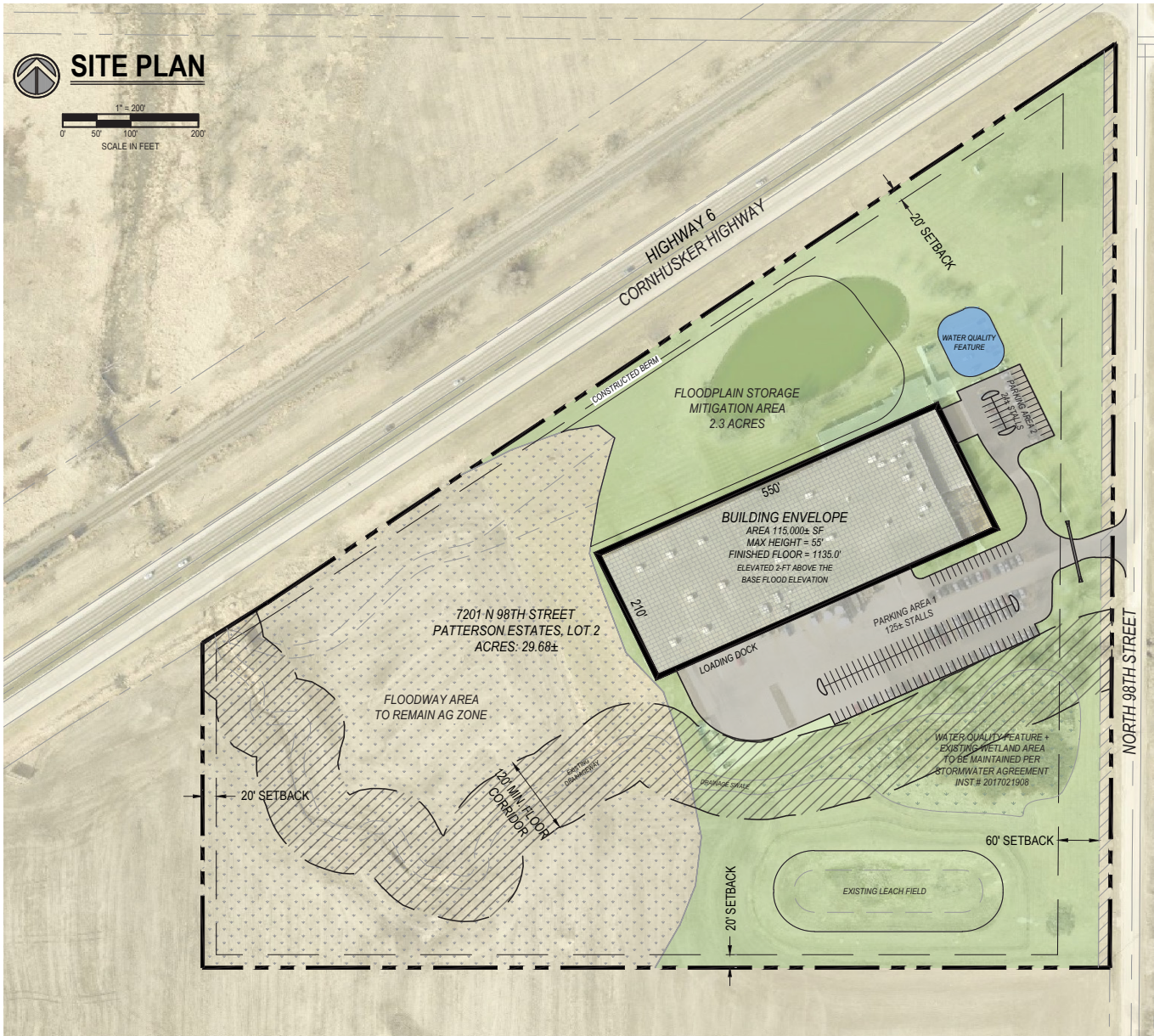
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Conceptual Site Plan Notes

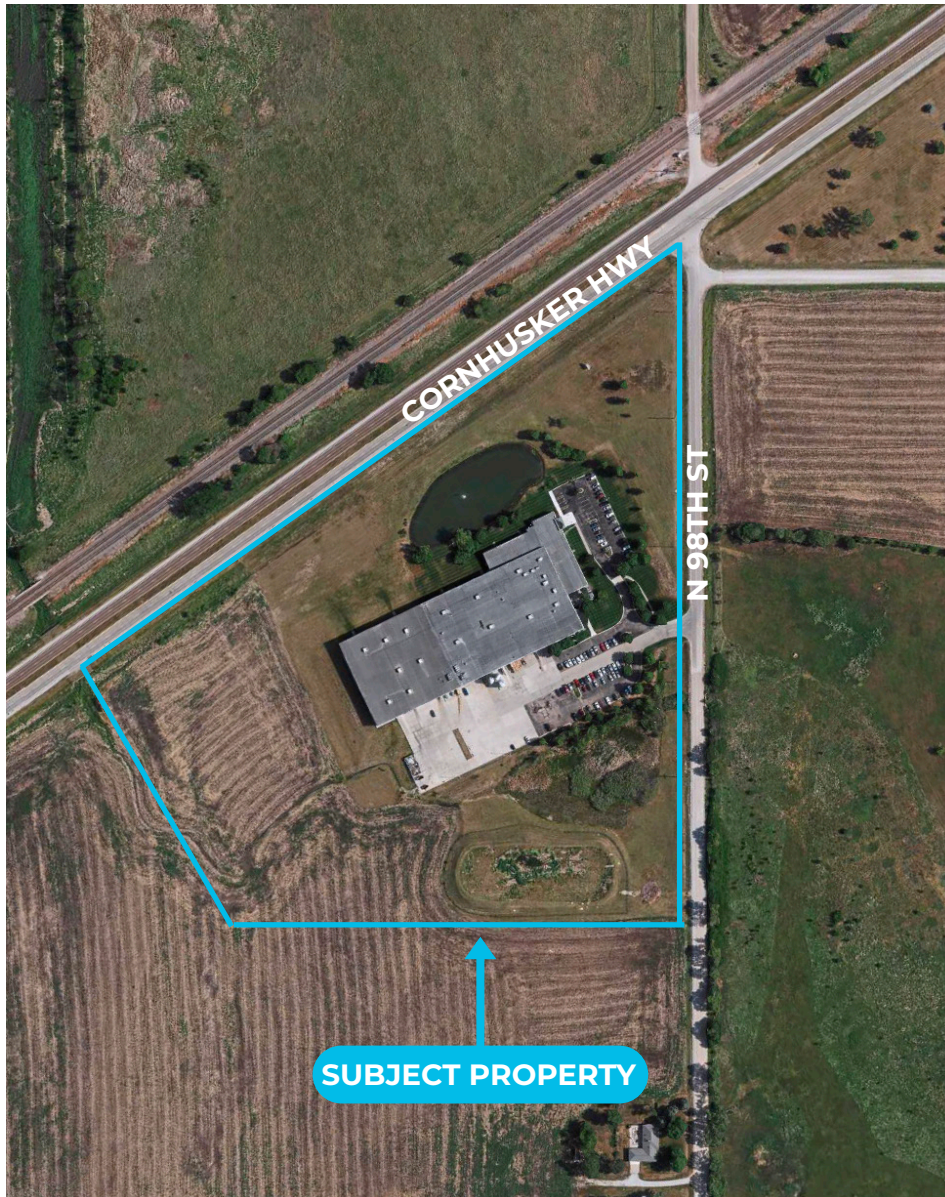
- 115,000 SF Building
- 150 Parking Stalls
- Outdoor Storage Opportunities

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- (6) 10,000 SF Industrial Flex Buildings
- 14,000 - 21,000 SF Outdoor Storage Space
- 220 Parking Stalls

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