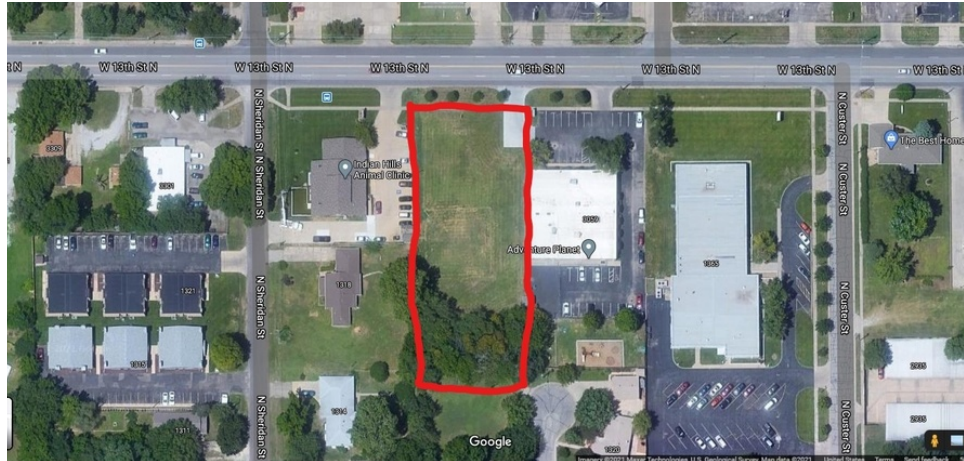


LAND FOR SALE



3223 W 13th St N, Wichita, KS 67203



OFFERING SUMMARY

SALE PRICE:	\$185,780
LOT SIZE:	37,156 SF
ZONING:	Limited Commercial
PRICE / SF:	\$5.00
TRAFFIC COUNT:	11,130

PROPERTY OVERVIEW

KW Commercial at Keller Williams Signature Partners, LLC proudly presents this 0.85 acre development lot for sale. This lot is just steps away from the Southeast corner of N Sheridan St and W 13th St N. There is a curb cutout in the Northeast corner of the lot, along with the possibility of one in the Southeast corner of the lot. This lot also features 126 ft of frontage to 13th street!

PROPERTY HIGHLIGHTS

- Curb cutout already available with possible addition of another!
- Frontage to 13th Street!

KW COMMERCIAL SIGNATURE PARTNERS LLC
1635 N. Waterfront Parkway,
Suite 150
Wichita, KS 67206

HENRY LUU
Agent
O: 316.204.8279
henryluu@kw.com
KS #00243265

WILL HARMON, CCIM
Director
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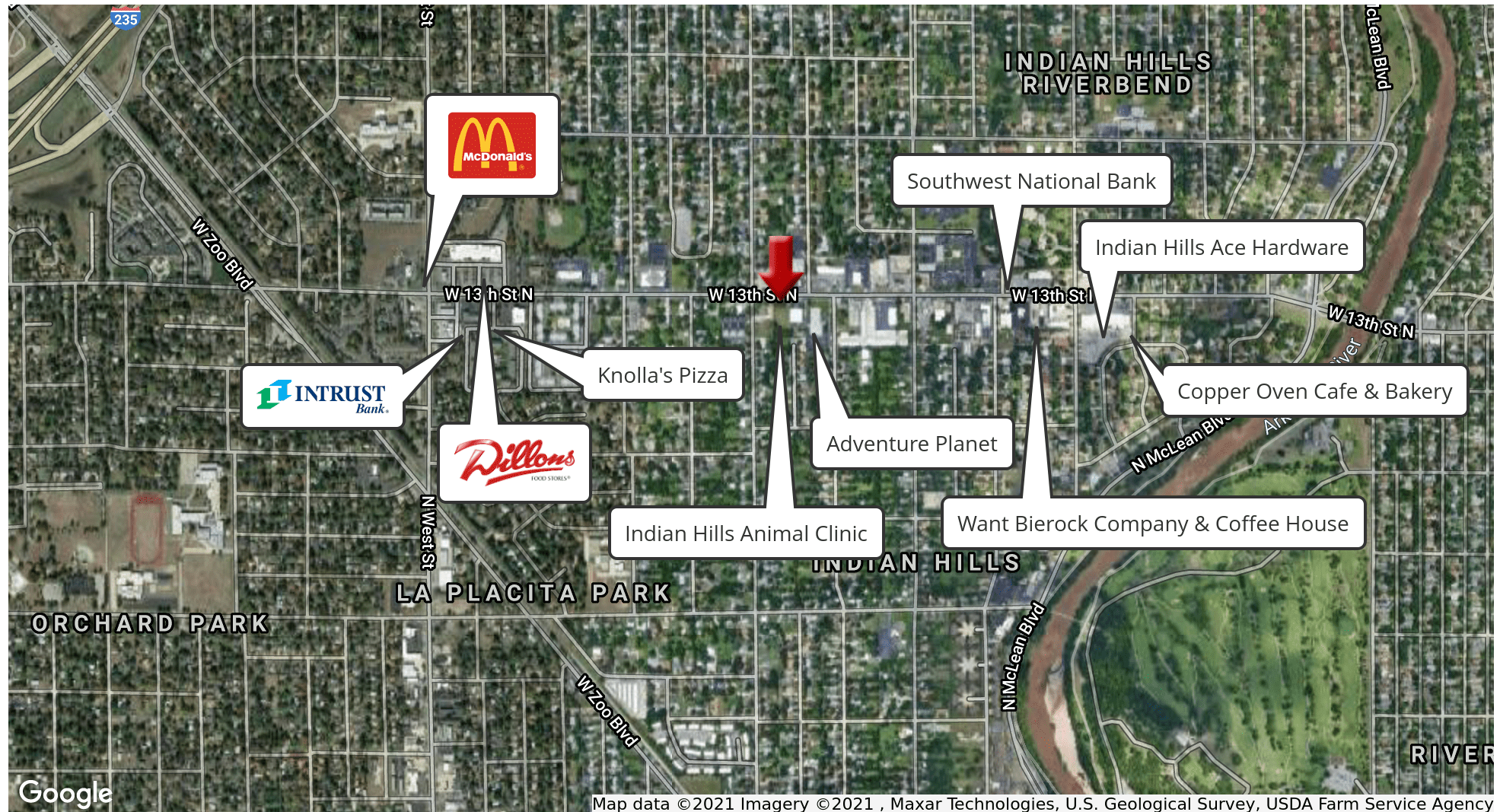
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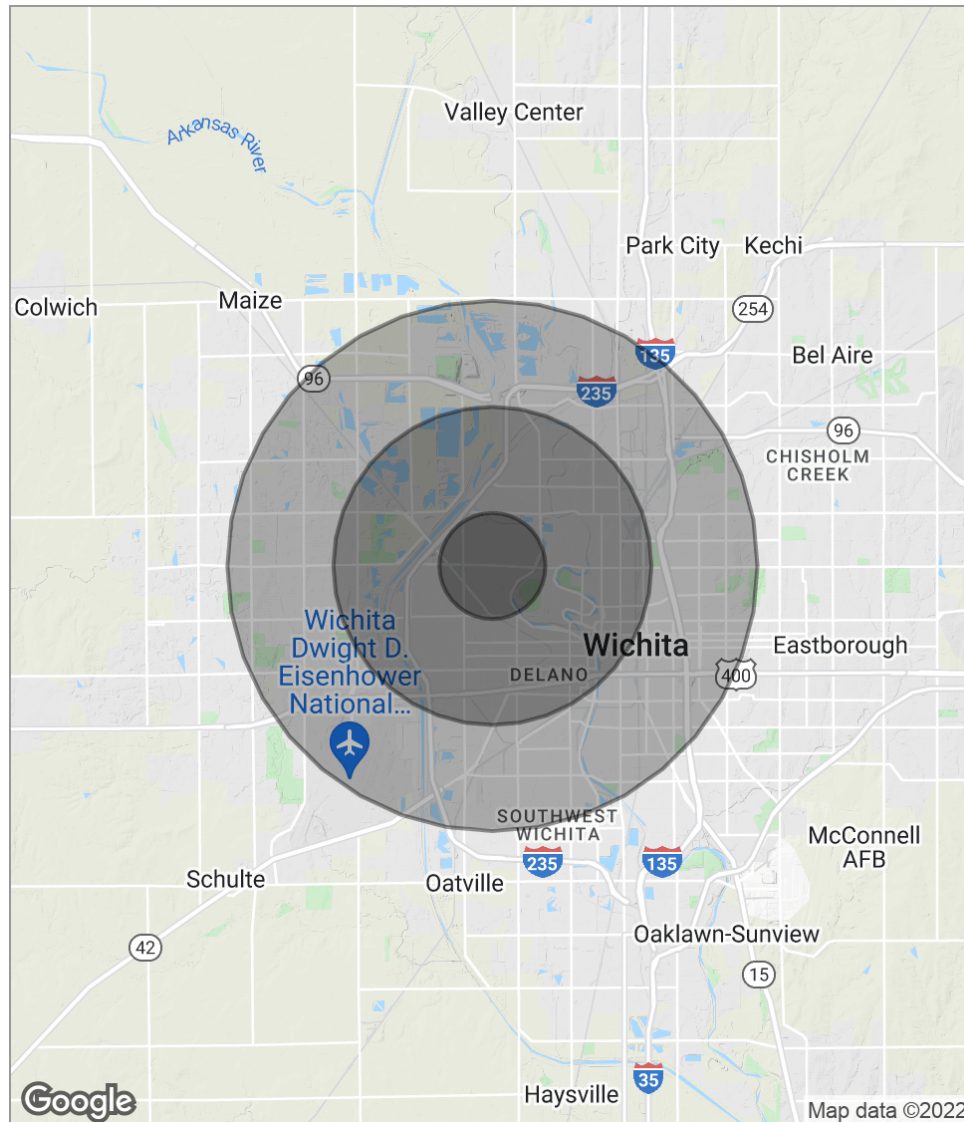
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,433	80,875	178,217
Median Age	42.2	34.9	34.0
Median Age (Male)	38.0	33.3	33.2
Median Age (Female)	45.2	36.9	35.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,320	33,860	73,186
# Of Persons Per HH	2.1	2.4	2.4
Average HH Income	\$48,233	\$50,655	\$49,240
Average House Value	\$102,700	\$126,214	\$135,671

* Demographic data derived from 2010 US Census

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