

WILLOWBEND LAND NEXT TO CLUBHOUSE NO HOA

LOT 1 BLOCK 1 WILLOWBEND 9TH ADD, Wichita, KS 67226



OFFERING SUMMARY

SALE PRICE:	\$80,000
LOT SIZE:	10,513 SF
ZONING:	Commercial
MARKET:	Wichita
SUBMARKET:	Butler
PRICE / SF:	\$7.61

PROPERTY OVERVIEW

This unique lot in the Willowbend development is just next door to the Willowbend Country Club. This property has Limited Commercial zoning, is not formally part of the Willowbend HOA nor does it have to comply with the CCR's of the Willowbend development. A small CCR requirement available upon request. A very unique opportunity exists here and is ready for you today! Come drive by or call us today!

PROPERTY HIGHLIGHTS

- Golf Course View
- Not Formerly part of HOA
- Do not have to comply with the CCR's
- Vacant
- Paved Road Frontage
- Limited Commercial Zoning
- NO HOA DUES

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

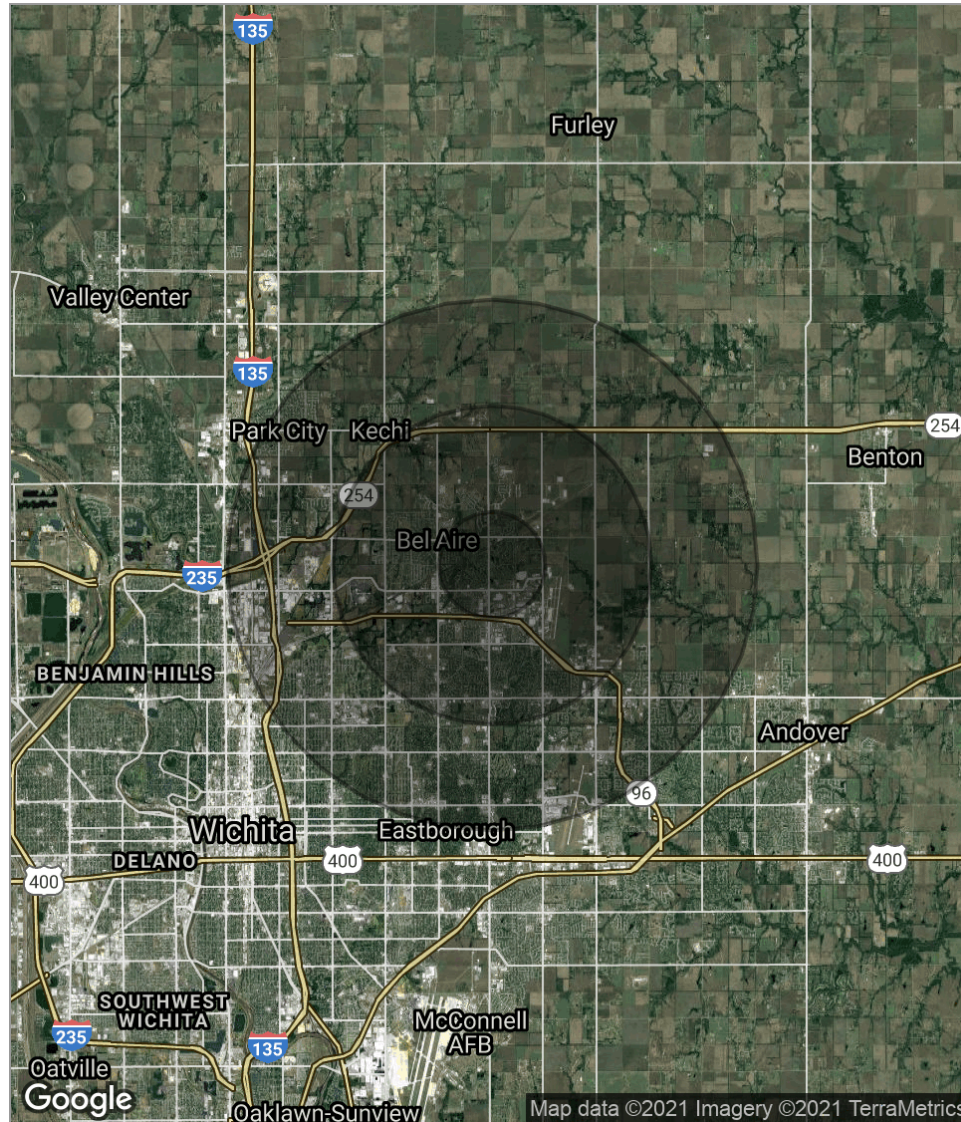
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Each Office Independently Owned and Operated kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,419	32,417	76,204
Median Age	40.0	38.0	36.9
Median Age (Male)	41.6	37.6	35.3
Median Age (Female)	38.1	38.7	38.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,818	13,130	30,794
# Of Persons Per HH	2.4	2.5	2.5
Average HH Income	\$85,681	\$85,106	\$79,819
Average House Value	\$220,372	\$213,243	\$204,934

* Demographic data derived from 2010 US Census

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LAND FOR SALE

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