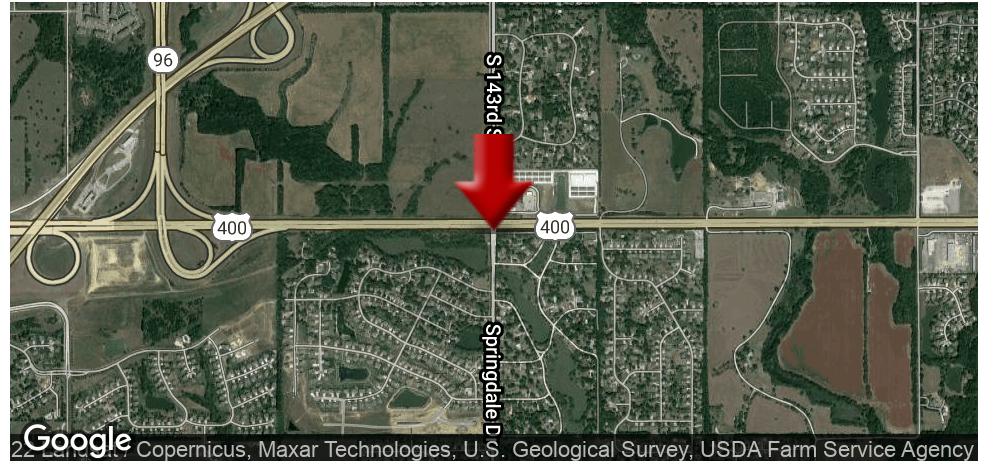


LAND FOR SALE

OFFICE AT SPRINGDALE LAKES

143rd & Kellogg, Wichita, KS 67230



OFFERING SUMMARY

| | |
|-----------------------|----------------|
| SALE PRICE: | \$495,000 |
| LOT SIZE: | 2.8 Acres |
| ZONING: | General Office |
| MARKET: | East Wichita |
| SUBMARKET: | Andover |
| PRICE / SF: | \$4.06 |
| TRAFFIC COUNT: | 46,300 |

[CLICK HERE TO VIEW VIDEO](#)

PROPERTY OVERVIEW

Large 2.8 Acre Corner Lot right on the Springdale Lake. The trees need to be cleared to give your office a beautiful lakeside view. With 725 feet of Kellogg Frontage and another 200 feet on 143rd St. your new Office Building will have wonderful visibility from both sides. Hard Corner of US 54 (Kellogg) & 143rd St. This almost 3 acres is nestled between Andover & Wichita, Kansas you are just a stones through from Hwy K-96 and across the street from a newer Quiktrip. 1/4 Mile from Highway K-96.

PROPERTY HIGHLIGHTS

- Located in East Wichita
- Close to Andover, KS
- 925 Feet of Frontage

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

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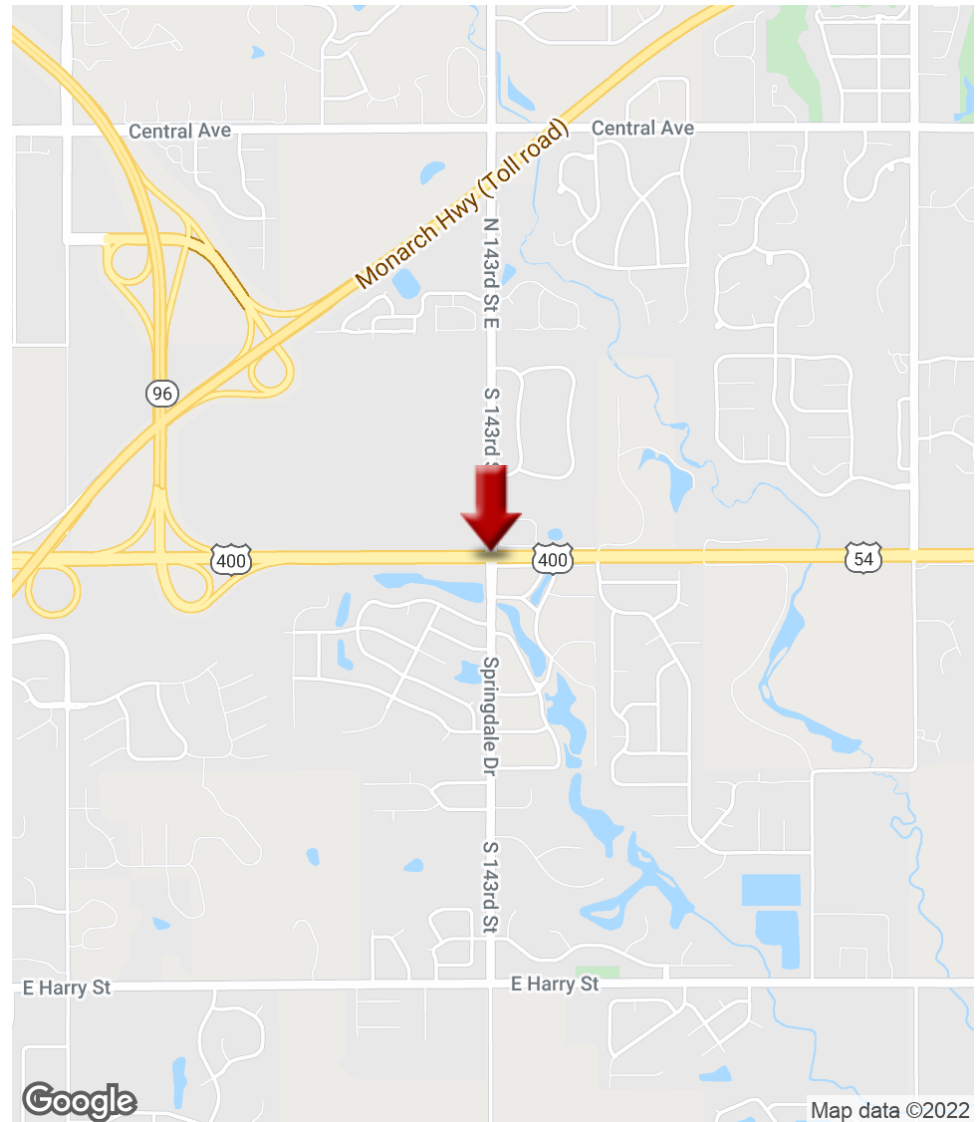
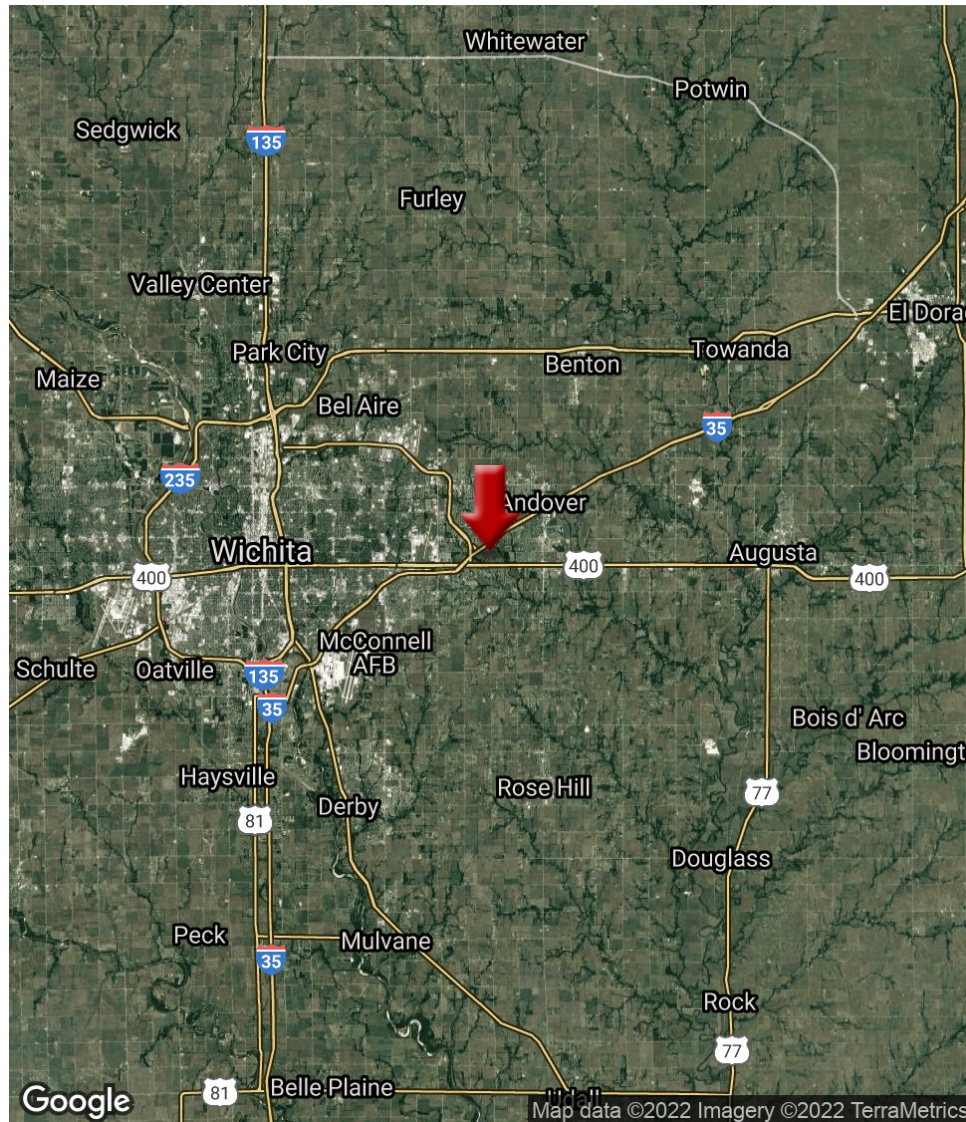
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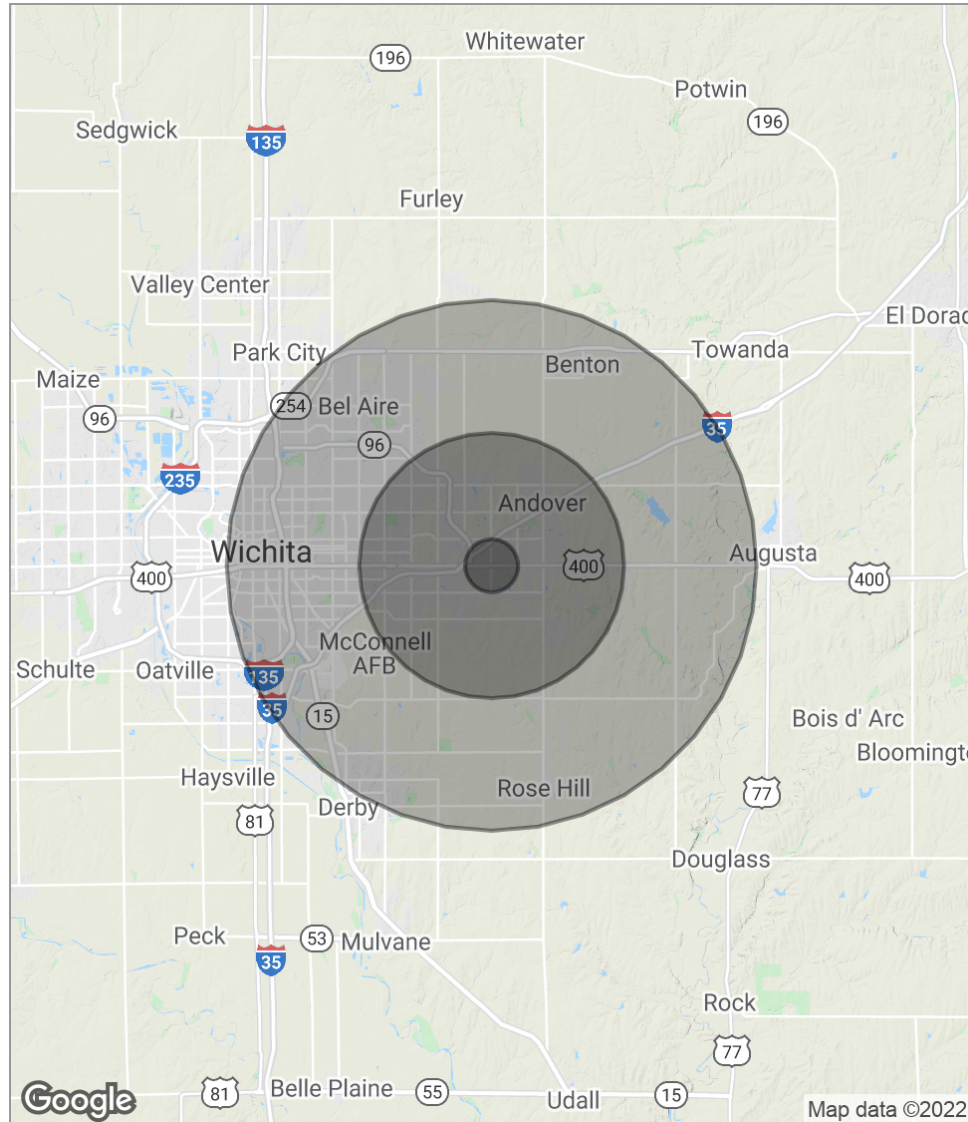
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POPULATION

| | 1 MILE | 5 MILES | 10 MILES |
|---------------------|--------|---------|----------|
| Total Population | 3,135 | 83,565 | 267,320 |
| Median Age | 42.4 | 35.7 | 34.8 |
| Median Age (Male) | 42.4 | 35.4 | 34.0 |
| Median Age (Female) | 41.4 | 35.8 | 35.6 |

HOUSEHOLDS & INCOME

| | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,141 | 32,126 | 106,173 |
| # Of Persons Per HH | 2.7 | 2.6 | 2.5 |
| Average HH Income | \$136,515 | \$92,065 | \$66,650 |
| Average House Value | \$264,144 | \$206,773 | \$164,312 |

** Demographic data derived from 2010 US Census*

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WHY

Hire KW Commercial for Land:

- **More than 2,000 brokers in over 800 offices**, including tier 2 and 3 cities in 49 states
- State-of-the-art transaction process
- Higher net monies to field agents
- No conflicts of interest
- Secure online service portal
- Largest network of residential brokers
- Over \$9.2 billion in transaction volume in 2019

I specialize in land brokerage and development services and possess an exceptional understanding of the complex factors that influence the land brokerage transaction and have the extensive experience and contacts to get the deal done right. Working in coordination with my other specialties, land and development services include:

- Sales leasing and negotiation
- Site selection and demographics
- Entitlement and approval services
- Environmental resource constraints
- Feasibility analysis
- Valuation services
- Infrastructure analysis

ABOUT

KW Commercial:

KW Commercial, the commercial real estate arm of Keller Williams Realty, the largest real estate company in North America, is no stranger to success. Our commercial team consists of the most knowledgeable, results-driven brokers backed by the most innovative and scalable technology the commercial real estate industry has to offer. Our KW Commercial agents and brokers are held to the highest standard of business to exceed our clients' needs in virtually any market nationwide.

An agent-centric company, **our mission is "to build commercial careers worth having, businesses worth owning and lives worth living."** KW Commercial associates have the training, technology, marketing tools and resources to serve their clients at the highest level. Our agents work harder because their work directly influences their bottom line.

KW Commercial agents are located in over 800 offices nationwide, including secondary and tertiary markets. This means wherever you need a commercial agent, there is one there for you. With this many locations, we are never far from where our clients need to be.



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