

# FOR SALE

QUIKTRIP TRAVEL CENTER  
OPENS SPRING '24



Lot C  
SALE PRICE:  
\$10/SF

Lot B  
SALE PRICE:  
\$10/SF


Lot A  
SALE PRICE:  
\$10/SF

## I-135 QUIKTRIP PAD SITES

1525 E 1st St, Newton, KS 67114

### PROPERTY INFO

 **SALE PRICE**  
\$10/SF

 **LOT SIZE**  
Lot A - 36,768 SF  
Lot B - 41,382 SF  
Lot C - 30,907 SF  
(Lot C includes an existing 4,540 SF building.)

 **ZONING**  
Commercial

### HIGHLIGHTS

- Prime highway development pads anchored by new QuikTrip Travel Center.
- Larger pad site can be split. Pricing varies.
- Visible from Interstate 135.
- I-135: 27,700 VPD
- Coffee and Gas uses are prohibited.
- Additional deed restrictions may apply

### CONTACT

LEVI ISEMAN | O 316-221-8506 | levi@insitere.com

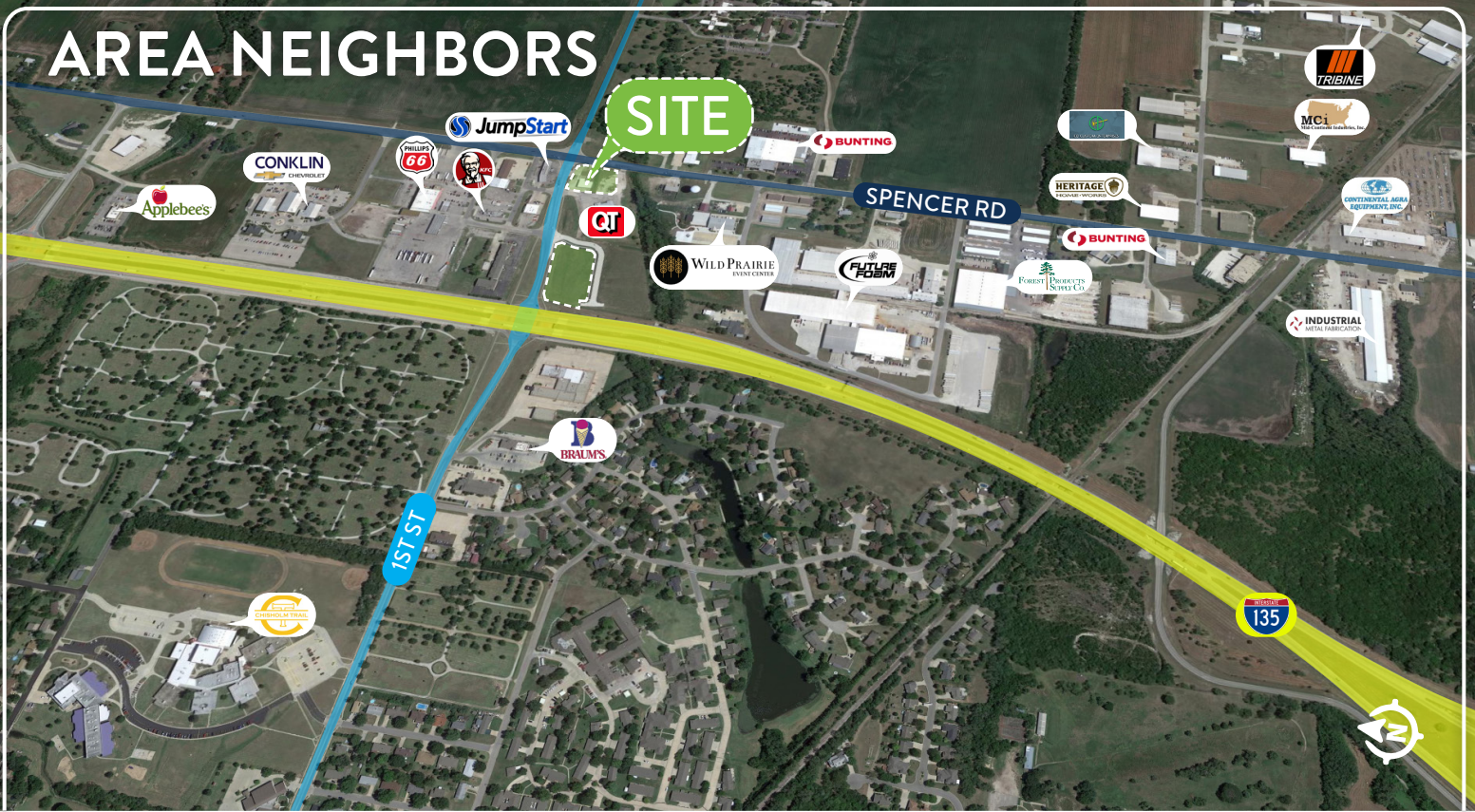
CARL HEBERT, CCIM | M 316-210-4130 | cjhebert@insitere.com

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**InSite**  
REAL • ESTATE • GROUP

608 W DOUGLAS AVE, WICHITA KS  
INSITERE.COM | 316-618-1100

# AREA NEIGHBORS



## AREA NEIGHBORS

- QuikTrip
- Philips 66
- KFC
- Braum's Ice Cream
- Jump Start
- Conklin Chevrolet
- Bunting
- Future Foam Inc
- Forest Products Supply Co.
- Applebee's Grill + Bar
- Wild Prairie Event Center
- Chisholm Middle School
- Campa's Automotive
- CD Custom Enterprises LLC
- Industrial Metal Fab Inc
- Medassure
- Continental Agra Grain Equipment
- Master Paint Industrial Coatings, Inc
- Mid-Continent Industries, Inc.

## DEMOGRAPHICS

Newton, KS

## HOUSEHOLD INCOME

\$59,586

## POPULATION

18.6K

## NO. OF HOUSEHOLDS

7,316

## TRAFFIC COUNT

I-135: 27,700

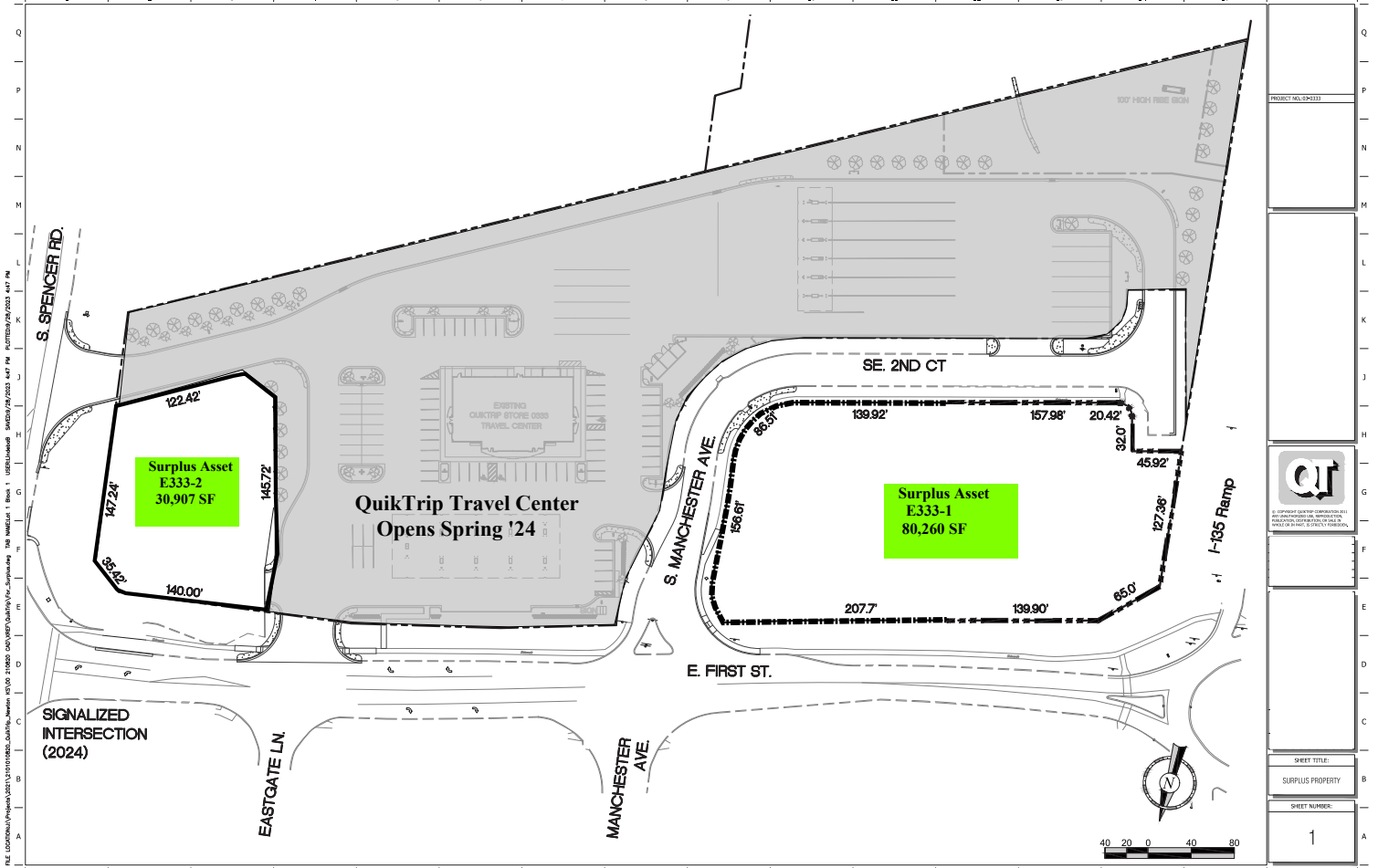
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# SITE PLAN



Q	
P	PROJECT NO. 24-0111
N	
M	
L	
K	
J	
H	
G	
F	
E	
D	
C	
B	SHEET TITLE: SURPLUS PROPERTY
A	SHEET NUMBER: 1

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