

# **DEVELOPMENT LAND ALONG ROCK ROAD** FOR SALE S. OF SW/C AT ROCK RD. & INDEPENDENCE AVE., DERBY, KS 67037

SALE PRICE	\$529,500 (\$15/PSF)
LOT SIZE	35,370 SF
ZONING	LC
2024 TAXES	GENERALS: \$5.48 SPECIALS: \$714.21
HIGHWAY ACCESS	
15 2.2 MILES	400 6.8 MILES
35 5.5 MILES	81 5.1 MILES

#### **PROPERTY HIGHLIGHTS**

- Ideal location for restaurant, office, medical and retail users.
- Located near a signalized intersection.
- All utilities are available to site.
- Access drive in place.
- Area neighbors include:



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	EST. 1902	
(W)	'EIGAND)	
REAL ESTATE		

Christi Royse, CCIM 316-292-3919 croyse@weigand.com

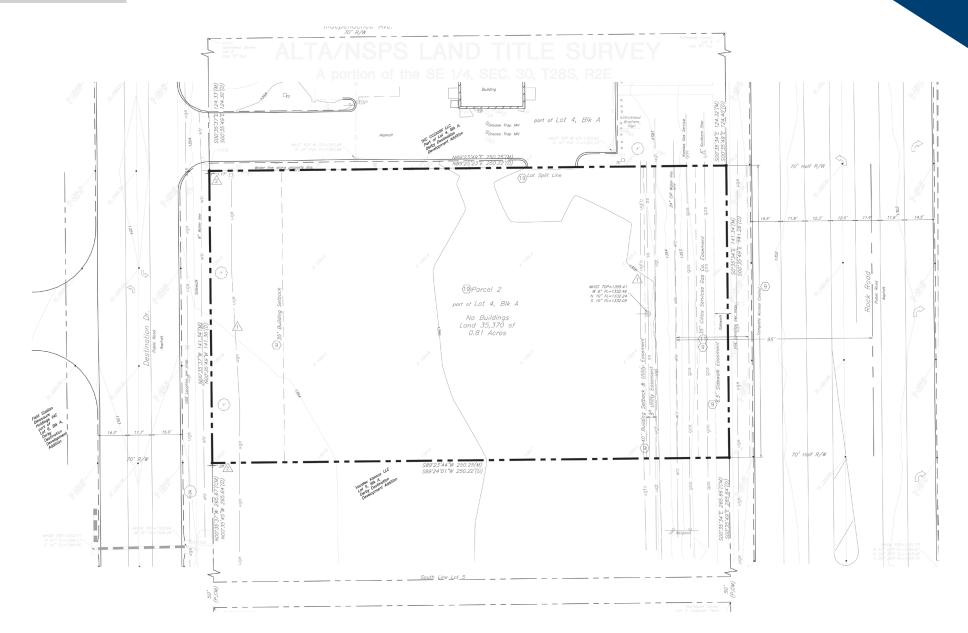
**Whitney Vliet Ward** 316-292-3900 wward@weigand.com

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES		
	3,763	25,251	53,326		
AVG. HH INCOME	\$96,219	\$98,504	\$83,907		
KIN MEDIAN AGE	36	39	38		
TRAFFIC COUNTS					
ROCK RD. & PATRIOT AVE.		27,183 VPD			

Weigand Real Estate - Commercial Office: 316-262-6400 WeigandCommercial.com

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# SURVEY





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### **AERIAL VIEW**





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