

PRICE REDUCED

WEIGAND
COMMERCIAL



DEVELOPMENT LAND NEAR KELLOGG & 183RD

FOR SALE SW/C OF KELLOGG & 183RD ST., GODDARD, KS 67052

SALE PRICE	\$652,500 (\$15.00/SF) \$599,000 (\$13.77/SF)
LOT SIZE	43,500 SF
ZONING	RR
2024 TAXES	GENERALS: \$7.96 SPECIALS: \$0.00

PROPERTY HIGHLIGHTS

- Ideal location for restaurant, office, medical and retail users.
- Easy access along West Kellogg with access drives in place.
- All utilities are available to site.
- Located near genesis sport complex – 10 baseball diamonds.
- Area neighbors include:

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	2,913	11,758	32,730
AVG. HH INCOME	\$118,898	\$130,931	\$122,010
MEDIAN AGE	34	37	39

TRAFFIC COUNTS

ALONG W. KELLOGG DR.	23,091 VPD
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HIGHWAY ACCESS

235	8.2 MILES	96	0.4 MILES	42	7.5 MILES
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AERIAL VIEW



All information furnished regarding property for sale, lease, exchange or financing is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification. Agent hereby notifies prospective buyer/lessee that (a) Agent will be acting as an agent of seller/lessor with the duty to represent seller/lessor's interest; (b) Agent will not be the agent of buyer/lessee; and (c) Information given to Agent will be disclosed to seller/lessor.



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