



WEIGAND
COMMERCIAL

DEVELOPMENT LAND NEAR MERIDIAN & 53RD

FOR SALE S. OF SW/C AT MERIDIAN & 53RD ST., WICHITA, KS 67204

SALE PRICE \$620,500 (\$15/PSF)
LOT SIZE 41,382 SF
ZONING LC
2024 TAXES GENERALS: \$4.23
 SPECIALS: \$0.00

HIGHWAY ACCESS

235 1.6 MILES
135 2.7 MILES
96 1.6 MILES
254 5.5 MILES

PROPERTY HIGHLIGHTS

- Ideal location for restaurant, office, medical and retail users.
- All utilities are available to site.
- Access easements are in place
- Area neighbors include:



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	3,022	15,234	72,395
AVG. HH INCOME	\$105,496	\$90,453	\$91,821
MEDIAN AGE	46	40	39
TRAFFIC COUNTS			
MERIDIAN AVE. & 53RD ST. N.	16,376 VPD		



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AERIAL VIEW



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