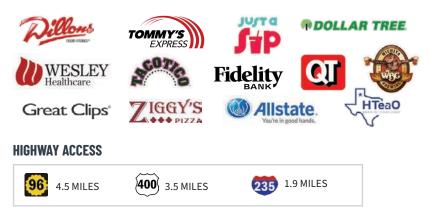


## **NORTHWEST WICHITA DEVELOPMENT LAND FOR SALE** S. OF SE/C AT TYLER RD. & 13TH ST., WICHITA, KS 67212

SALE PRICE	<del>\$529,500 (\$15.00/SF)</del> \$515,000 (\$14.60/SF)			
LOT SIZE		35,283 SF		
ZONING			LC	
<b>2024 TAXES</b>	GENERALS: \$1.73 SPECIALS: \$3033.94			
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	
POPULATION	12,001	73,491	131,762	
TAVG. HH INCOME	\$87,414	\$96,785	\$93,354	
K MEDIAN AGE	41	41	40	
TRAFFIC COUNTS				
ALONG N. TYLER RD.		12,213 VPD		

## **PROPERTY HIGHLIGHTS**

- Development land located near 13th & Tyler.
- Ideal location for restaurant, office, medical and retail users.
- Located adjacent to Wichita Northwest High School, boosting 1,320 students. Students also benefit from open lunch.
- All utilities are available to site.
- Area neighbors include:





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

Whitney Vliet Ward 316-292-3900 wward@weigand.com Weigand Real Estate – Commercial Office: 316-262-6400 WeigandCommercial.com

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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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