

PRICE REDUCED

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# NORTHWEST WICHITA DEVELOPMENT LAND

FOR SALE S. OF SE/C AT TYLER RD. & 13TH ST., WICHITA, KS 67212

## SALE PRICE

~~\$529,500 (\$15.00/SF)~~  
**\$515,000 (\$14.60/SF)**

## LOT SIZE

35,283 SF

## ZONING

LC

## 2024 TAXES

GENERALS: \$1.73  
SPECIALS: \$3033.94

## 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:

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	12,001	73,491	131,762
AVG. HH INCOME	\$87,414	\$96,785	\$93,354
MEDIAN AGE	41	41	40

## TRAFFIC COUNTS

ALONG N. TYLER RD.	12,213 VPD
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## HIGHWAY ACCESS



4.5 MILES



3.5 MILES



1.9 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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