



NORTHWEST WICHITA DEVELOPMENT LAND

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

| | |
|------------|---|
| SALE PRICE | \$529,500 (\$15/PSF) |
| 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 |
|--------------------|------------|



HIGHWAY ACCESS

| | | | | | |
|----|-----------|-----|-----------|-----|-----------|
| 96 | 4.5 MILES | 400 | 3.5 MILES | 235 | 1.9 MILES |
|----|-----------|-----|-----------|-----|-----------|

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COMMERCIAL

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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