

WEIGAND

COMMERCIAL



DEVELOPMENT LAND ALONG I-35

FOR SALE NW/C OF GRAPHIC ARTS RD. & I-35, EMPORIA, KS 66801

SALE PRICE

CONTACT BROKER

LOT SIZE

UP TO 127,113 SF (2.92± ACRES)

ZONING

LC

2024 TAXES

GENERALS: \$17.26
SPECIALS: \$0.00

DEMOGRAPHICS

	3 MILE	5 MILES	10 MILES
POPULATION	19,271	25,622	28,707
AVG. HH INCOME	\$68,443	\$68,971	\$72,306
MEDIAN AGE	31.3	31.5	32.9

TRAFFIC COUNTS

I-35 & MARTIN DR.	24,257 VPD
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PROPERTY HIGHLIGHTS

- Excellent regional site available for restaurant, office, medical or retail development.
- Convenient access and visibility from both I-35 and I-335.
- Located adjacent to a new QuikTrip Travel Center (coming soon).
- Surrounded by established commercial and retail activity in a growing corridor.
- Area neighbors include:

FLINT HILLS
TECHNICAL
COLLEGE

Walmart

Holiday Inn

Best Western



HIGHWAY ACCESS

0.2 MILES

0.5 MILES

0.4 MILES



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Weigand Real Estate - Commercial
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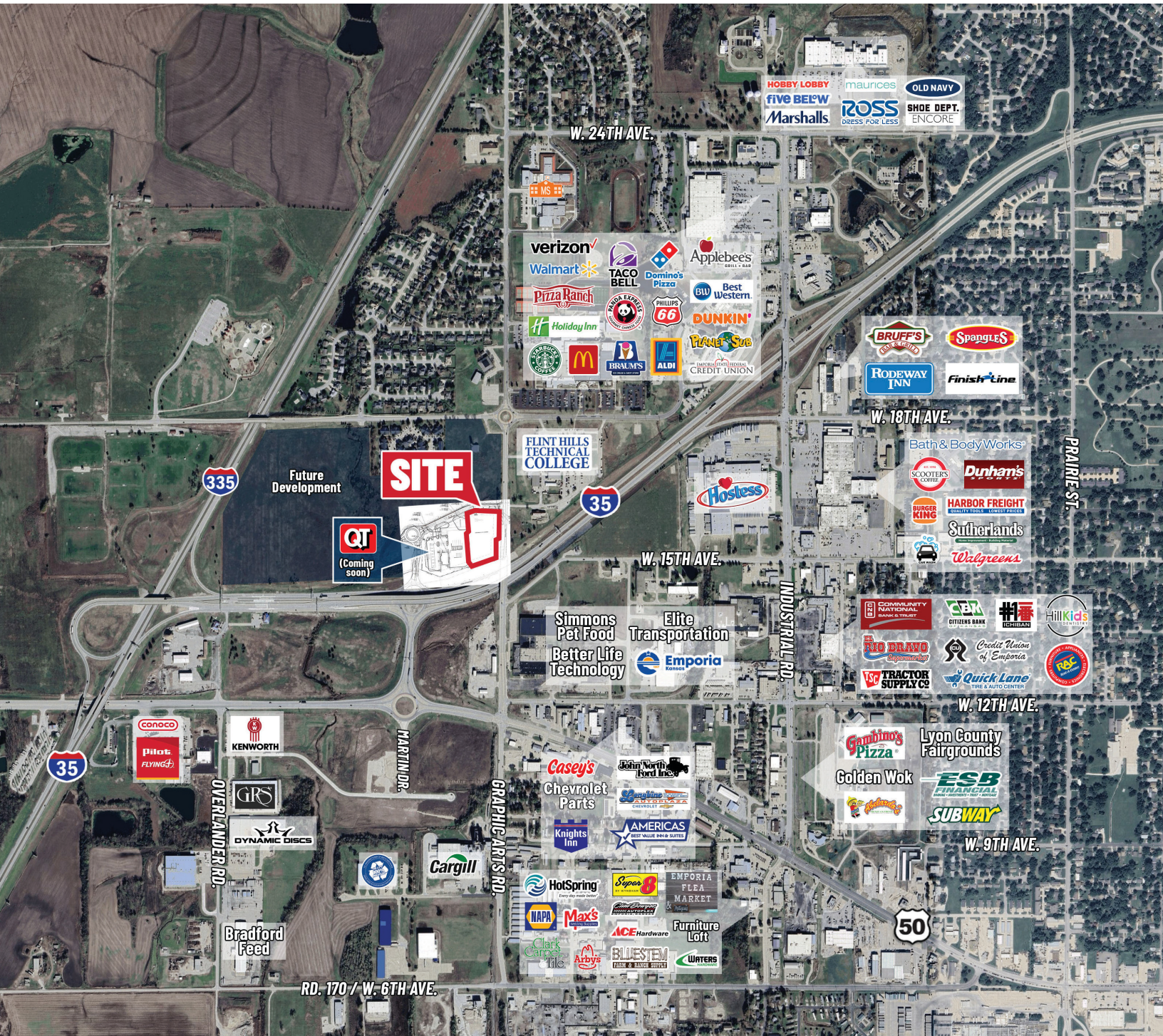
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AERIAL OVERVIEW



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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