



# 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

### 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

M

BRAUM'S

STARBUCKS  
COFFEE

Dominic's  
Pizza

ALDI

PANDA EXPRESS  
GOURMET CHINESE FOOD

Applebee's  
GRILL + BAR

### HIGHWAY ACCESS

35 0.2 MILES

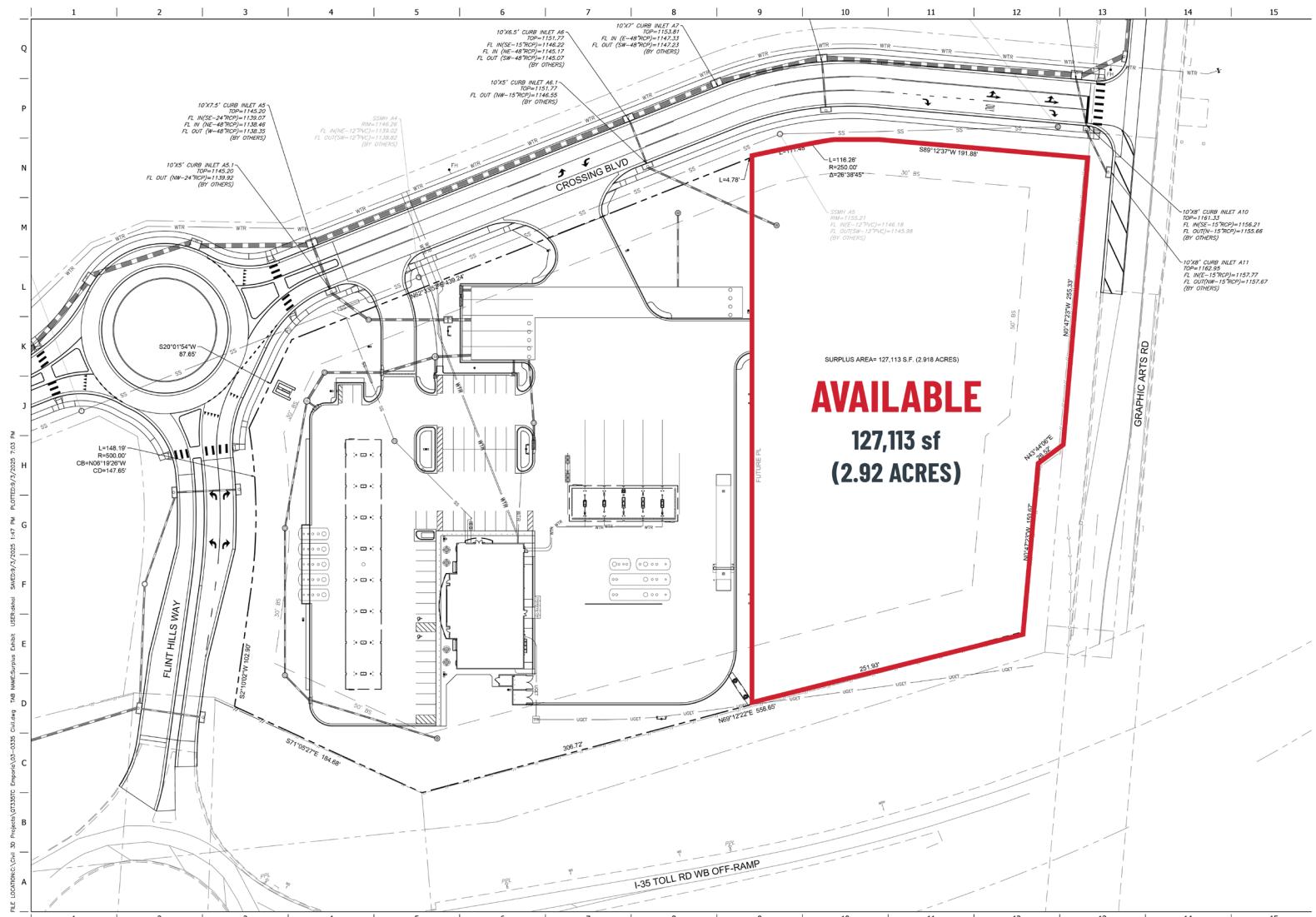
335 0.5 MILES

50 0.4 MILES

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# WEIGAND COMMERCIAL

## SITE PLAN



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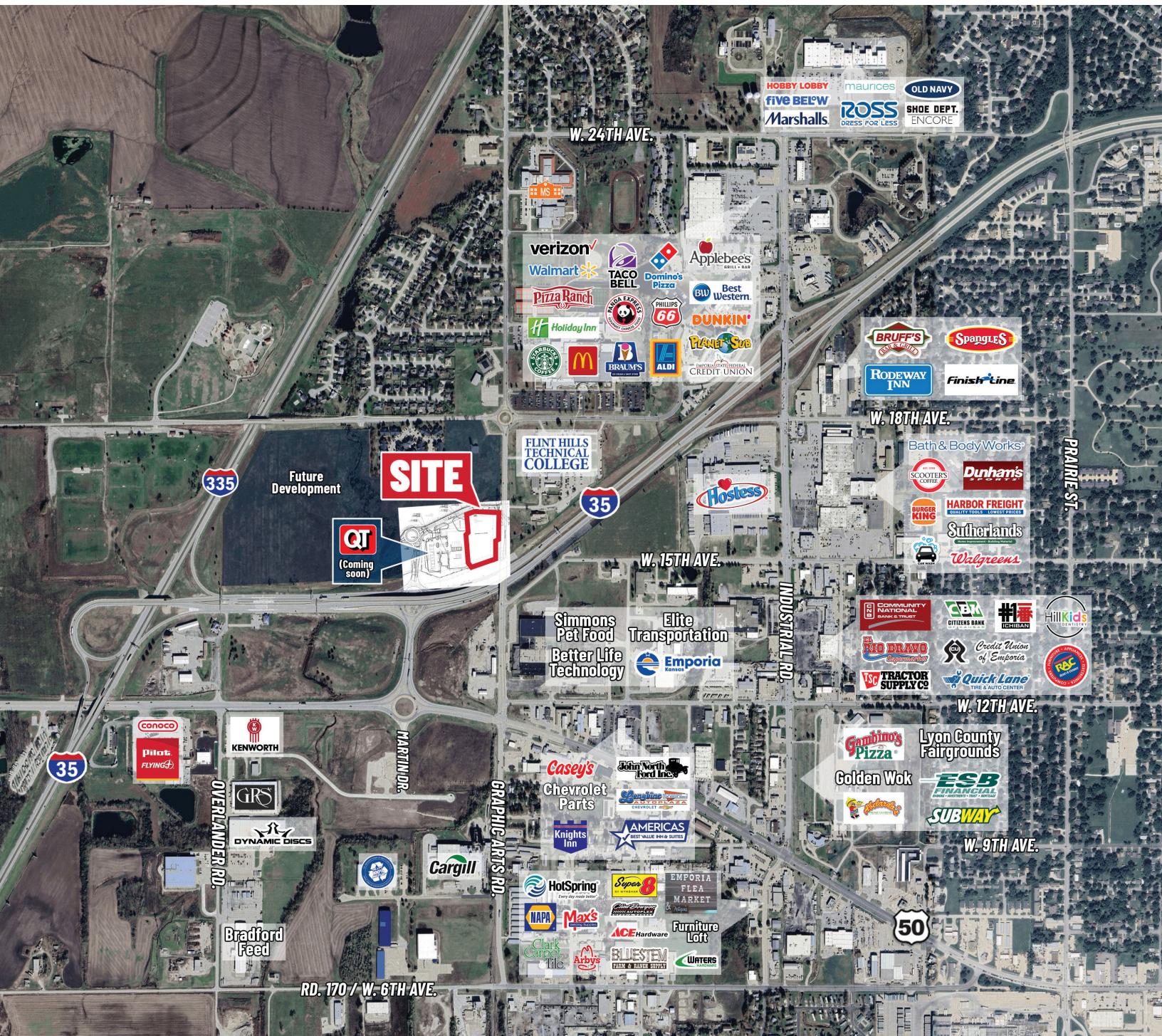
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## AERIAL OVERVIEW



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