

# FOR SALE

QUIKTRIP TRAVEL CENTER  
NOW OPEN



Lot C  
SALE PRICE:  
\$8/SF

Lot B  
SALE PRICE:  
\$8/SF

Lot A  
SALE PRICE:  
\$8/SF



## I-135 QUIKTRIP PAD SITES


1525 E 1st St, Newton, KS 67114

### PROPERTY INFO

 **SALE PRICE**  
~~\$10/SF~~ - \$8/SF Price reduced!

 **LOT SIZE**  
Lot A - 36,768 SF  
Lot B - 41,382 SF  
Lot C - 30,907 SF  
(Lot C includes an existing 4,540 SF building.)

 **ZONING**  
Commercial

-  **HIGHLIGHTS**
- Prime highway development pads anchored by new QuikTrip Travel Center.
  - Larger pad site can be split. Pricing varies.
  - Visible from Interstate 135.
  - I-135: 27,700 VPD
  - Coffee and Gas uses are prohibited.
  - Additional deed restrictions may apply

### CONTACT

LEVI ISEMAN | O 316-221-8506 | levi@insitere.com

CARL HEBERT, CCIM | M 316-210-4130 | cjhebert@insitere.com

JAKE RAMSTACK | M 316-841-3814 | jake@insitere.com

**InSite**  
REAL • ESTATE • GROUP

608 W DOUGLAS AVE, WICHITA KS  
INSITERE.COM | 316-618-1100



# AREA NEIGHBORS



## AREA NEIGHBORS

- QuikTrip
- Philips 66
- KFC
- Braum's Ice Cream
- Jump Start
- Conklin Chevrolet
- Bunting
- Future Foam Inc
- Forest Products Supply Co.
- Applebee's Grill + Bar
- Wild Prairie Event Center
- Chisholm Middle School
- Campa's Automotive
- CD Custom Enterprises LLC
- Industrial Metal Fab Inc
- Medassure
- Continental Agra Grain Equipment
- Master Paint Industrial Coatings, Inc
- Mid-Continent Industries, Inc.



## DEMOGRAPHICS

Newton, KS



## HOUSEHOLD INCOME

\$59,586



## POPULATION

18.6K



## NO. OF HOUSEHOLDS

7,316



## TRAFFIC COUNT

I-135: 27,700

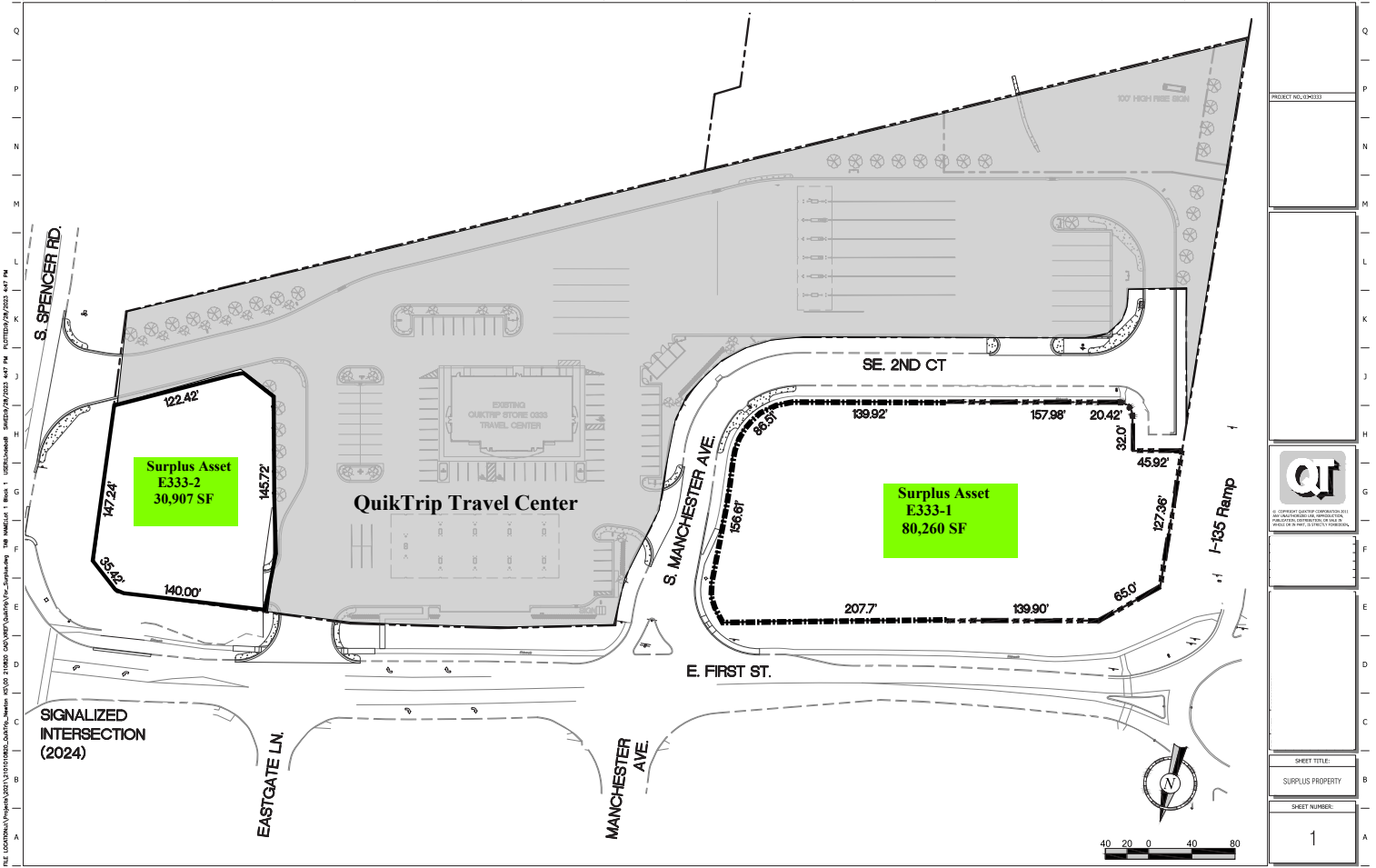
## CONTACT

LEVI ISEMAN | O 316-221-8506 | levi@insitere.com

CARL HEBERT, CCIM | M 316-210-4130 | cjhebert@insitere.com

JAKE RAMSTACK | M 316-841-3814 | jake@insitere.com

# SITE PLAN



## CONTACT

LEVI ISEMAN | O 316-221-8506 | levi@insitere.com

CARL HEBERT, CCIM | M 316-210-4130 | cjhebert@insitere.com

JAKE RAMSTACK | M 316-841-3814 | jake@insitere.com

