

FOR SALE

Rock Rd - Traffic count: 25,800

Property lines are approximate

ROCK RD DEVELOPMENT LAND FOR SALE

Rock Rd & Independence, Derby, KS 67037

PROPERTY INFO



NEW PRICE

\$529,500 (\$15/SF)



LOT SIZE

35,283 SF



ZONING

Limited Commercial



2023 TAXES

\$721.46



HIGHLIGHTS

- Prime development land in the path of growth.
- Conveniently located near Derby Marketplace, McConnell Airforce Base, and Rock Regional Hospital.
- Site includes all utilities and an access drive.

CONTACT

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InSite
REAL • ESTATE • GROUP

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

AREA NEIGHBORS



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- Dillons
- Target
- T.J. Maxx
- Ross Dress for Less
- Hobby Lobby
- QuikTrip
- Firehouse Subs
- European Wax Center
- Wesley Derby ER
- AT&T Store
- Dutch Bros Coffee
- Starbucks
- Chick-fil-A
- ALDI
- Ulta Beauty
- Five Below
- The Sandbox at Derby
- Club Car Wash
- Discount Tire
- Emprise Bank
- Capitol Federal
- Fidelity Bank
- Credit Union of America
- Meritrust Credit Union
- INTRUST Bank
- Chipotle Mexican Grill
- Petco
- Kwik Shop
- Verizon
- T-Mobile
- Los Cocos
- Olive Garden
- Freddy's
- Spangles
- Village Inn
- Panera Bread
- Wendy's
- Buffalo Wild Wings
- IHOP
- Panda Express

DEMOGRAPHICS

3 mile radius

HOUSEHOLD INCOME
\$106,080

DAYTIME POPULATION
75,017

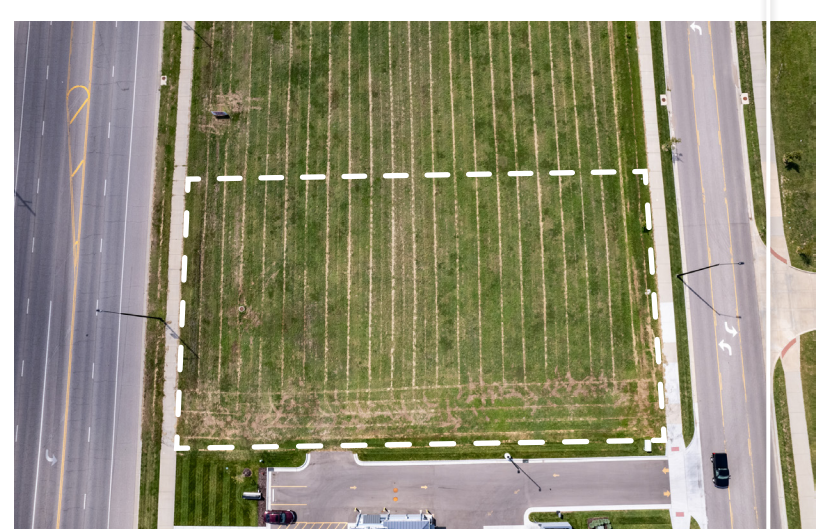
NO. OF BUSINESSES
2,942

TRAFFIC COUNT
Rock Rd: 25,800

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