



PRIME DEVELOPMENT LAND FOR SALE

1300 - 1418 N ROCK RD | Derby, KS

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PROPERTY SUMMARY

1300 N. Rock Rd. | Derby, KS

SALE PRICE: CONTACT BROKER

Available Land: 28 Acres

Zoning: Proposed mixed use

Access: ~944' frontage on Rock rd.
Convenient connections to the Kansas Turnpike (I-35)
Minutes to K-96, US-54/400 via Rock rd.

Use: Retail, Office, Residential, or Mixed-use Development

- Heavy Daily Truck Traffic
- High Visibility

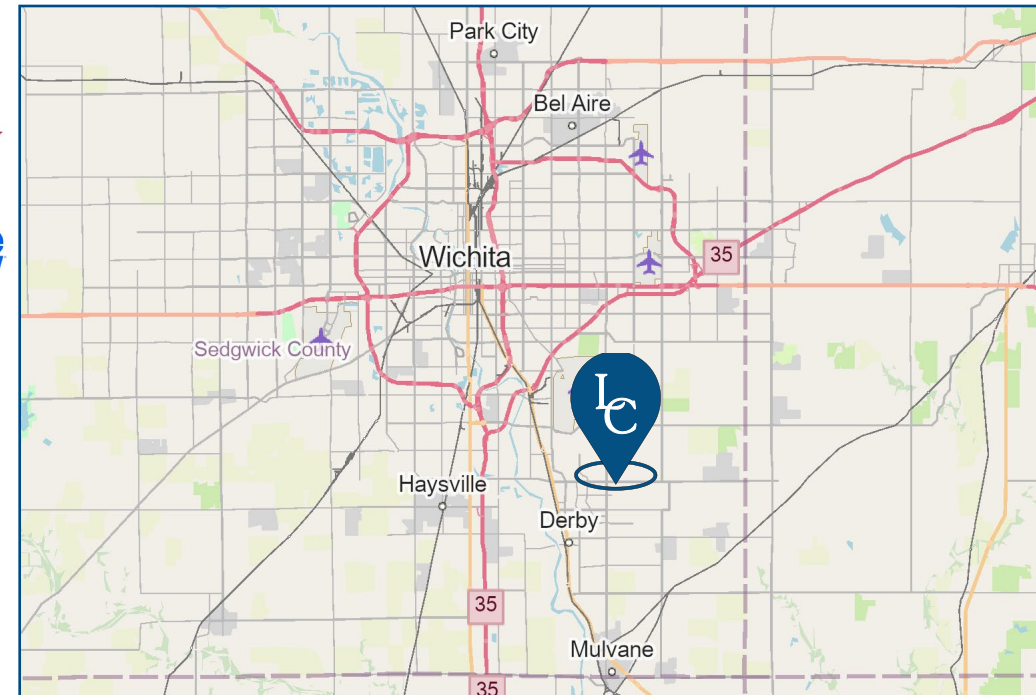


AREA NEIGHBORS



DEMOGRAPHICS

	2026	1 Mile	3 Miles	5 Miles
Population:		8,508	28,663	44,602
Households:		3,792	37,583	17,317
Avg. HHI:		\$115,803	\$116,496	\$109,423
Median Age:		39	38	38



LAND USE *EXAMPLE*

1300 N. Rock Rd. | Derby, KS





Greenwood Village, to be located at the northeast corner of 55th Street South and Rock Road, is proposed as a walkable, mixed-use community configured around a central park and amenity complex to be anchored by a mixed-use village. The property currently sits on 153.7 unplatted acres annexed into the city limits back in August.

Site plans provided indicate Greenwood Village is planned to include 950 dwelling units, 450,000 sq. ft. of non-residential development and over 14 acres of open space. Among the dwelling units will be a variety of housing types ranging from estate homes to apartments. Most of the housing is proposed to be single-family homes arranged around common open space.

Commercial and residential properties will be integrated at Greenwood Village through either horizontal (with buffering) or vertical (all in the same building) mixed use. Knebel also pointed out that the development intensity is greatest along Rock Road, easing off farther east, where some of the larger residential lots are proposed.

The development would also be separated into 15 planning areas (four mixed use, seven residential and four open space) for the variety of uses.

-Derby Informer



Derby Shores - After a few years of false starts and delays, the group bringing the massive Derby Shores project to Derby has a new partner and an expanded \$160 million plan.

Wichita businessman Dave Murfin and Kansas City developer Rick Worner brought in Rodney Steven II as what Worner called their component developer, the one who will build and operate a four-and-a-half-acre crystal blue lagoon with various water features and activities.

The tourism draw is the point behind the larger \$100 million STAR bonds district that Derby created, first for Worner's Field Station: Dinosaurs park in 2018. Then in 2022, Derby approved just over \$30 million in STAR bonds for Derby Shores.

From the time actual construction starts later this year, it will take about 24 months to complete the development. Steven said he hopes it can all happen simultaneously, from the lagoon to the hotel to the residential areas, although the hotel and residential will happen in phases.

-Wichita Eagle

AERIAL

1300 N. Rock Rd. | Derby, KS



CONTACT THE EXPERTS

MAKE YOUR MARK *WITH* LANDMARK



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ABOUT LANDMARK

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