

# Property Summary



FOR SALE |



## PROPERTY DESCRIPTION

See Your Business Boom Here!

## PROPERTY HIGHLIGHTS

- -Blocks from the Amazon Fulfillment Center
- -Located in a rapidly expanding industrial & economic hub
- -Adjacent to CrossWinds Casino's new hotel development
- -Surrounded by Ditch Witch, 81 Speedway & Champ Town Sports Complex
- -High-traffic corridor with nearby tanker truck fueling stations

## OFFERING SUMMARY

|                  |            |
|------------------|------------|
| Sale Price:      | \$499,000  |
| Number of Units: | 1          |
| Lot Size:        | 399,616 SF |
| Building Size:   | 2,269 SF   |

| DEMOGRAPHICS      | 0.3 MILES | 0.5 MILES | 1 MILE    |
|-------------------|-----------|-----------|-----------|
| Total Households  | 7         | 16        | 63        |
| Total Population  | 20        | 47        | 183       |
| Average HH Income | \$111,027 | \$112,559 | \$108,117 |

SPERRY - AD ASTRA COMMERCIAL | 659 N. MARKET STREET | WICHITA, KS 67214

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# Property Description



## PROPERTY DESCRIPTION

See Your Business Boom Here!

## LOCATION DESCRIPTION

Strategic Development Land - Valley Center/Park City

Position your project in the heart of a booming growth corridor:

Rapidly expanding industrial & economic hub

Near CrossWinds Casino's new hotel & Amazon Fulfillment Center

Surrounded by Ditch Witch, 81 Speedway & coming soon Champ Town Sports Complex

High traffic with gas tanker truck fueling stations nearby

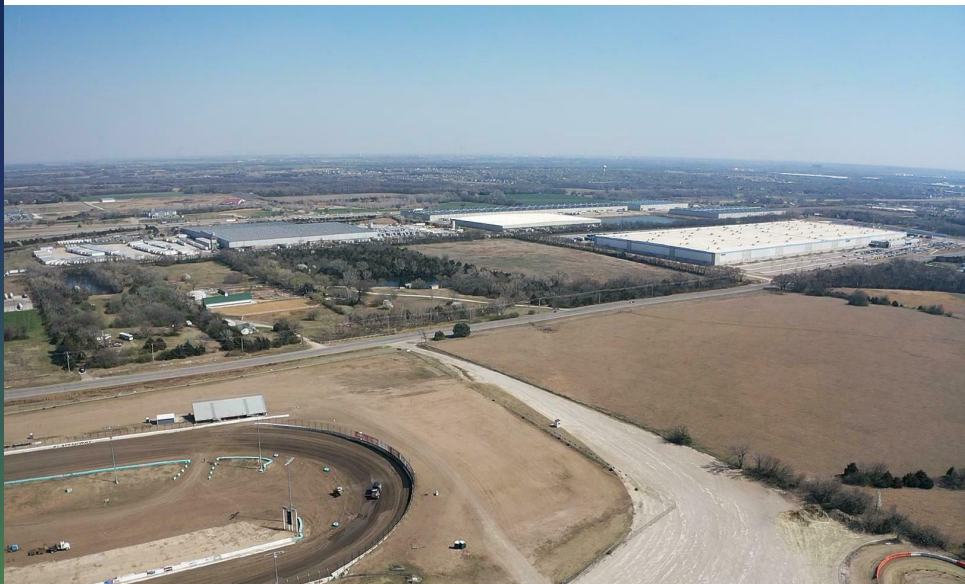
Capitalize on the momentum—perfect for commercial, industrial, or mixed-use development!

# Complete Highlights



## PROPERTY HIGHLIGHTS

- Rapidly expanding industrial & economic hub
- Near CrossWinds Casino's new hotel & Amazon Fulfillment Center
- Surrounded by Ditch Witch, 81 Speedway & Champ Town Sports Complex
- High traffic with gas tanker truck fueling stations nearby



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# Aerial Map



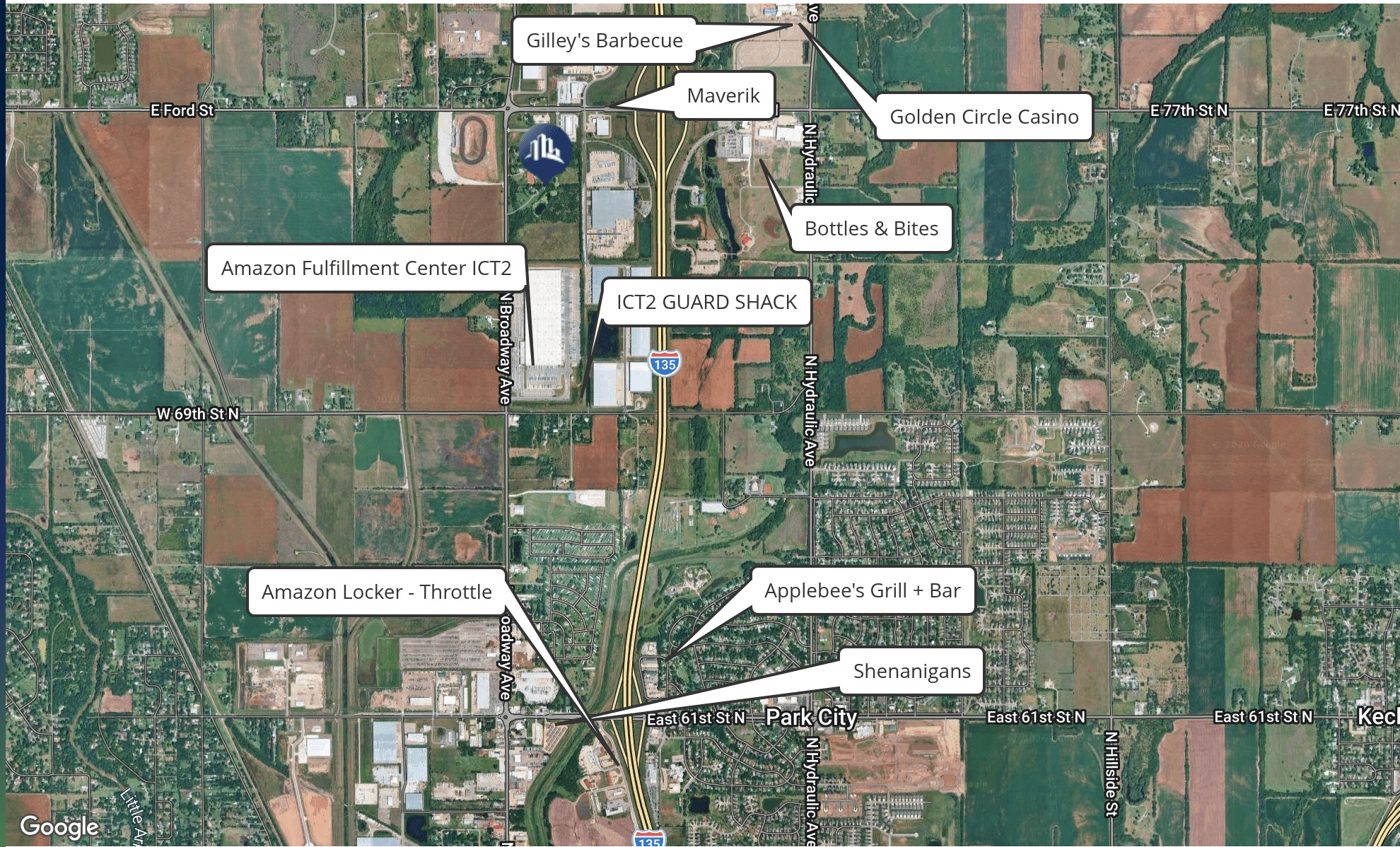
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# Retailer Map

FOR SALE |



# Demographics Map & Report

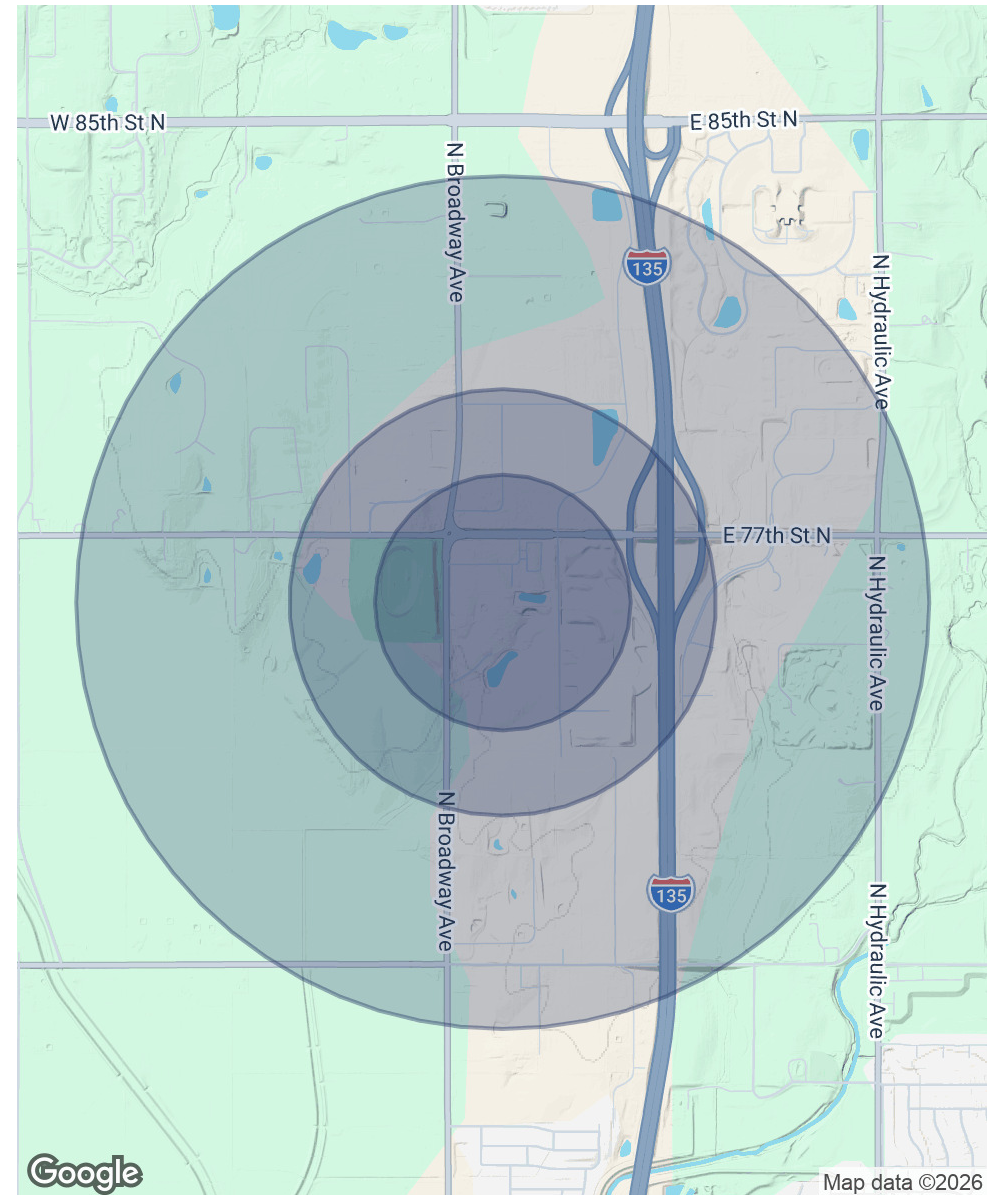


| POPULATION           | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population     | 20        | 47        | 183    |
| Average Age          | 42        | 42        | 40     |
| Average Age (Male)   | 41        | 41        | 39     |
| Average Age (Female) | 42        | 42        | 40     |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 7         | 16        | 63        |
| # of Persons per HH | 2.9       | 2.9       | 2.9       |
| Average HH Income   | \$111,027 | \$112,559 | \$108,117 |
| Average House Value | \$326,064 | \$338,895 | \$297,641 |

2020 American Community Survey (ACS)



Map data ©2026