



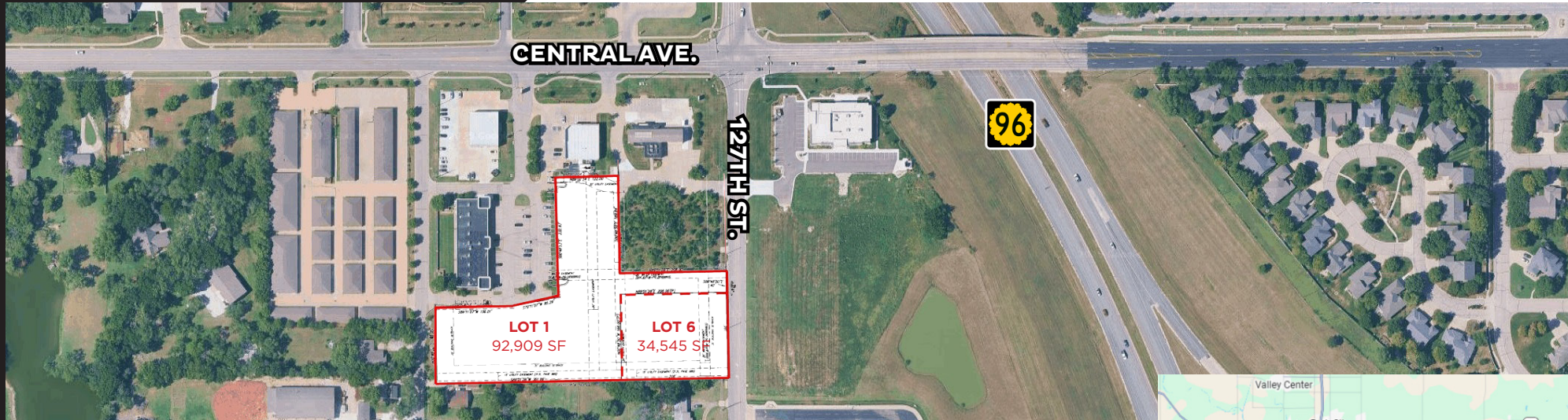
TIDEMANN
REAL ESTATE

CENTRAL AND 127TH DEVELOPMENT LAND

127th and Central, W and S of SW/c, Wichita, KS 67206

FOR SALE

\$8.00/SF



129,042 SF (2.96 A)

Lot 1: 92,909 ± SF

Lot 2: 34,545 ± SF

SITE SIZE

Available

UTILITIES

Limited Commercial

ZONING

Generals: \$6,853.52

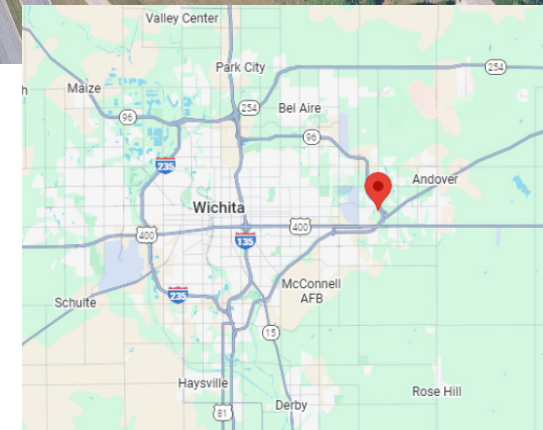
(Lot 1: \$4,129.45/ Lot 6: \$2,724.07)

Specials: \$0.00

2025 TAXES

PROPERTY HIGHLIGHTS

- Development land at retail and office zoned intersection.
- Self-storage/condo uses permitted per CUP revision.
- Seller may divide. Subject to price.



DEMOGRAPHICS



Population

1 Mile

5,657

3 Miles

48,029

5 Miles

113,038



Avg. HH Income

\$175,722

\$157,568

\$130,170



Median Age

40.0

38.9

34.9



Traffic Counts

Central & 127th

Approx. 12,645 VPD



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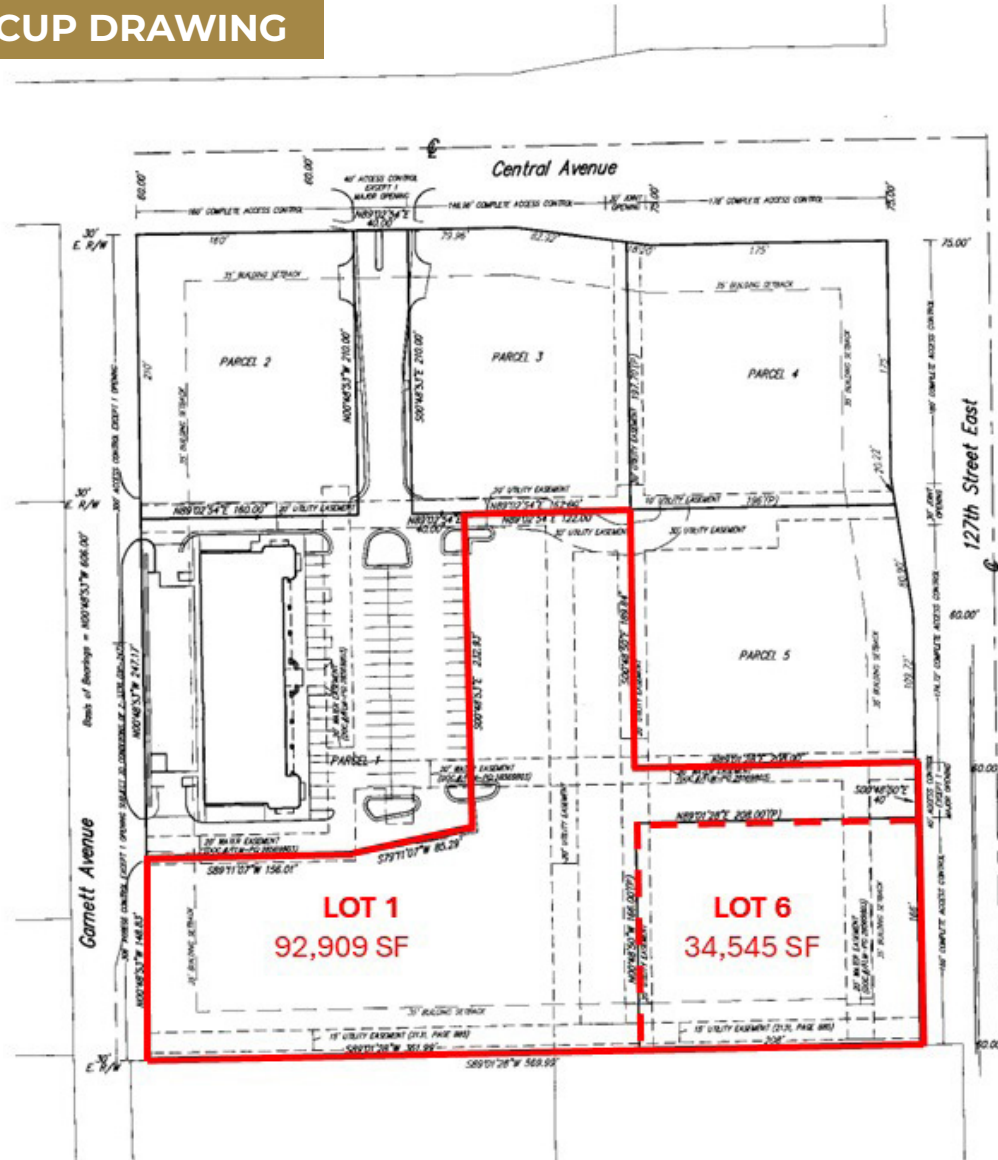
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CUP DRAWING



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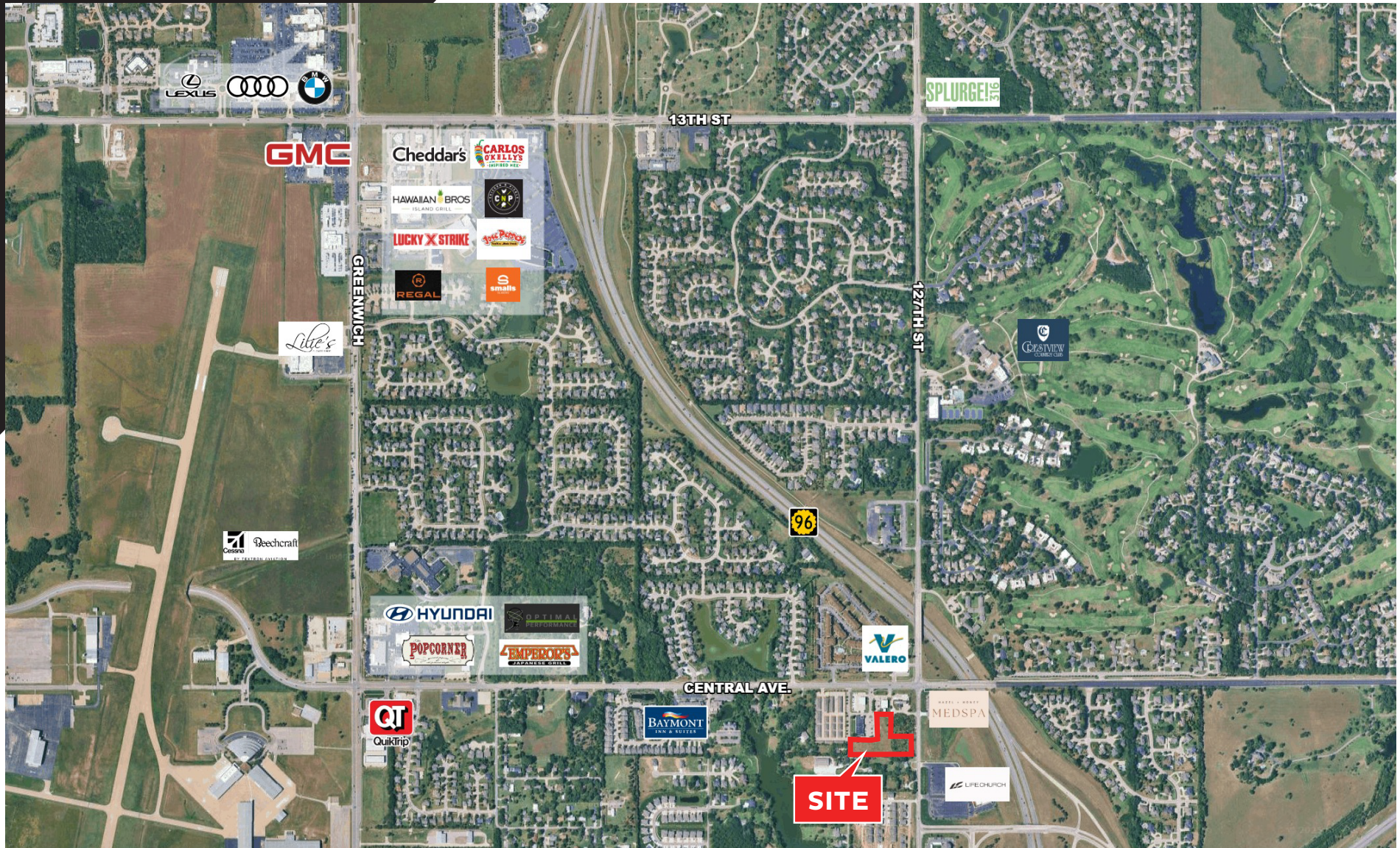
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