FOR SALE | INDUSTRIAL LAND OPPORTUNITY

HIGHWAY 75 & 77TH STREET | WAKARUSA, KS 66546







PROPERTY SUMMARY

SALES PRICE LAND SIZE ZONING TERRAIN AIRPORT

GAS SERVICE

WATER & SEWER

ELECTRIC SERVICE

TRAFFIC COUNT

\$0.92 - \$1.59/SF

3.25 - 7.5^{+/-} Acres

I-1; Industrial

Generally level

Forbes Field - a 5-minute drive

Westar Energy, not currently

available to property

Kansas Gas Service, not currently

available to property

City of Topeka, not currently

available to property

11,400^{+/-} cars per day on I-75

EXCLUSIVELY LISTED BY:

MIKE MORSE

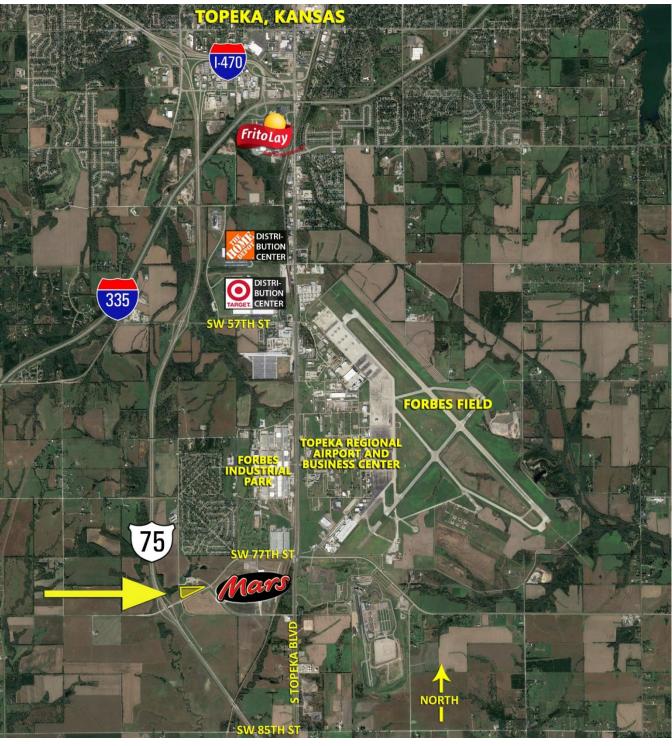
SIOR | Partner

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PRICE/SF: SITE(S) AVAILABLE: TOTAL/SF: **TOTAL/ACRES:** PRICE: 141,570+/-3.25+/-\$1.59 \$225,000 SITE A, DIVIDED: 326,700+/-7.50+/-SITE A: \$0.92 \$300,000

Located in the NW corner of Hwy 75 & 77th St. just east of I-75 with diamond interchange SITE FEATURES: access leading to the Kansas Turnpike and I-470. Santa Fe Trail crosses southern portion of site.