



HIGH-PROFILE DOWNTOWN INFILL OPPORTUNITY

FOR SALE NE/C OF MAIN & DEWEY, WICHITA, KS 67202

SALE PRICE	\$1,600,000.00
SITE SIZE	Up to 74,535 SF (1.71 A) (Per Survey)
2025 TAXES	Generals: \$5,015.56 Specials: \$25.00 (County Waste)
ZONING	CBD

PROPERTY HIGHLIGHTS

Located within close proximity to Wichita's transformative new Wichita Biomedical CampusSM – a 471,000 sf, \$300 million health sciences facility developed by Wichita State University, WSU Tech, and the University of Kansas. This property is positioned to capture the long-term economic and population growth anticipated in the urban core. Strategically situated along a primary downtown corridor with immediate access to Kellogg / Hwy. 54, the site offers exceptional visibility, regional connectivity, and gateway presence into Downtown Wichita's business district. As one of the few remaining vacant land opportunities in the urban core, the property presents a rare chance for retail, office, hospitality, or catalytic mixed-use development aligned with the city's continued revitalization efforts.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	11,803	108,620	229,712
AVG. HH INCOME	\$59,760	\$63,224	\$69,044
MEDIAN AGE	32.8	33.5	33.4
TRAFFIC COUNTS			
AT MAIN ST. & KELLOGG DR.			20,868 VPD
ALONG HWY. 400/54/KELLOGG			104,000 VPD



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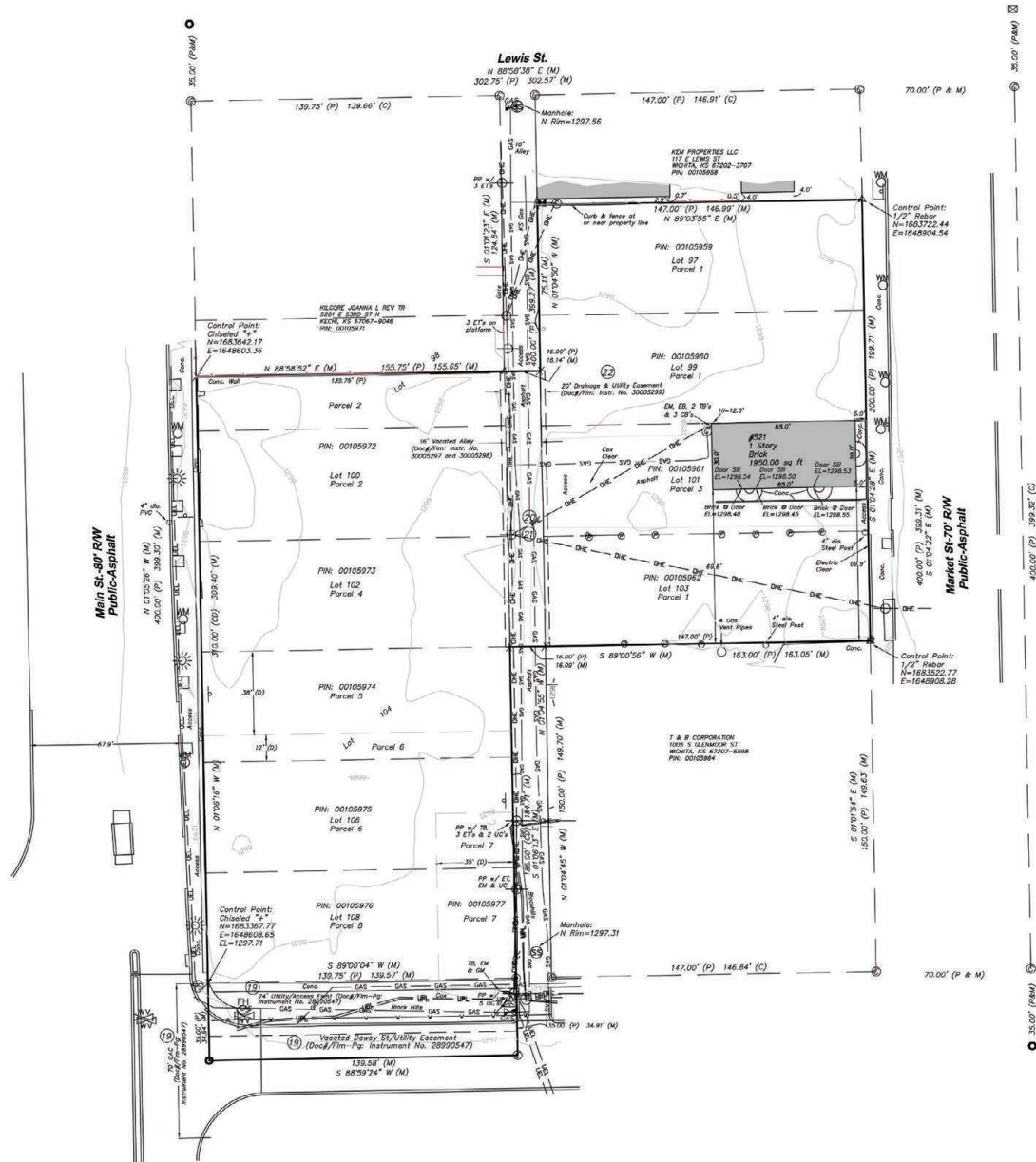
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SURVEY



All information furnished regarding property for sale, lease, exchange or financing is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification. Agent hereby notifies prospective buyer/lessee that (a) Agent will be acting as a designated agent of seller/lessor with the duty to represent seller/lessor's interest; and (b) Information given to Agent will be disclosed to seller/lessor.



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AERIAL VIEW



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