

# COMMERCIAL LAND

FOR SALE

NEc Hydraulic & 63rd St. S, Wichita, KS



**SALE PRICE**  
\$225,000.00

**SITE SIZE**  
85,277 SF (Approx. 1.96 ACRES)

**ZONING**  
LIMITED COMMERCIAL

**TAXES**  
GENERALS: \$425.87  
SPECIALS: \$0.00

**TRAFFIC COUNTS**  
APPROX. 21,387 VPD AT  
63RD ST. S & HYDRAULIC

## PROPERTY HIGHLIGHTS

- Located on the 63rd St. South commuter route at Hydraulic St. between Derby and Haysville.
- Very good visibility from all four directions.
- Easy access to Wichita, Derby and Haysville.
- Just minutes from the Kansas Star Casino.
- Located in a developing area with retail potential.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	1,406	37,752	93,265
AVG. HH INCOME	\$99,706	\$66,891	\$68,622
MEDIAN AGE	40.0	35.1	34.7

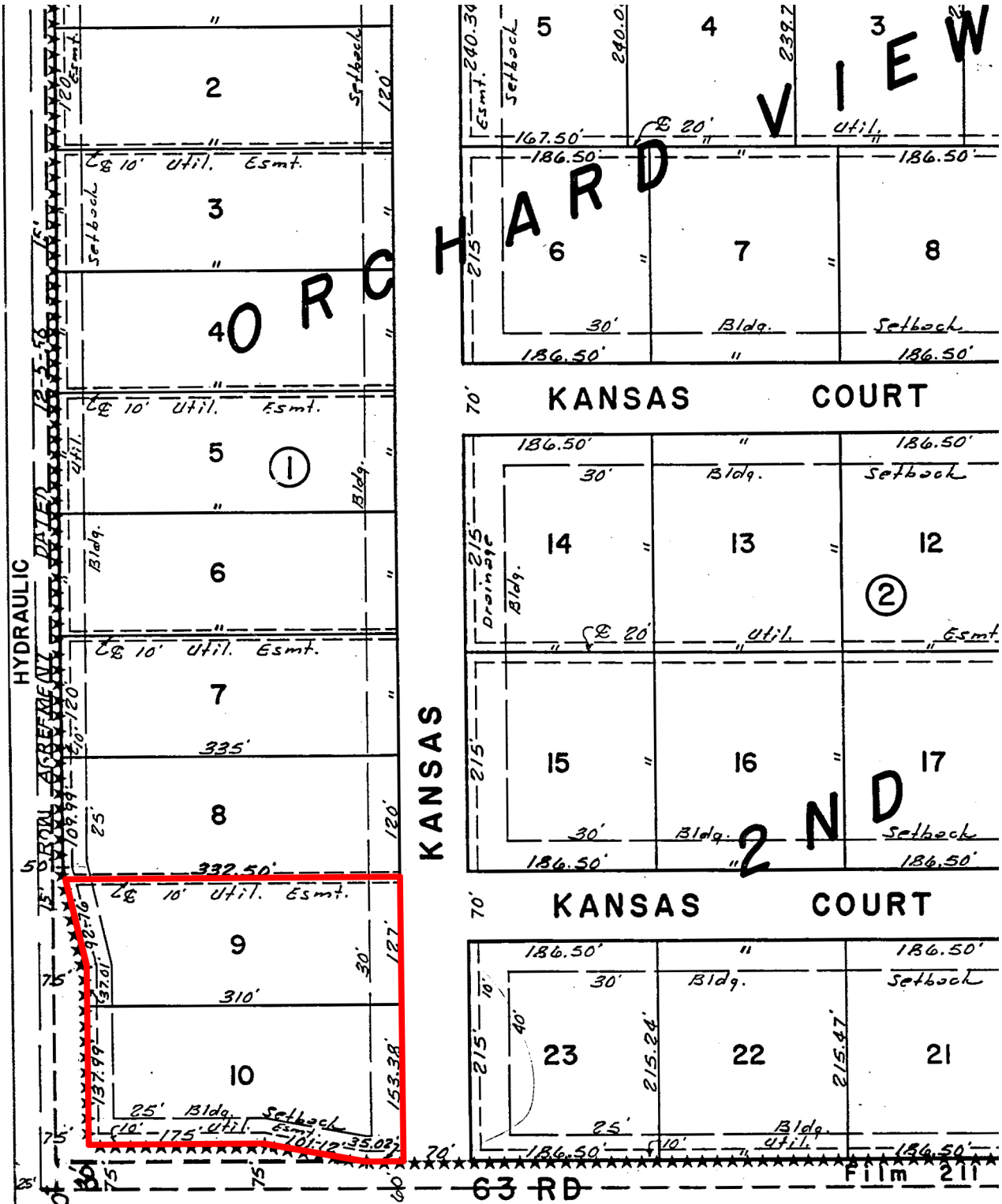


Offered exclusively by: **Mark Schroeder** | 316-292-3946 | mschroeder@weigand.com



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