



ECHO HILLS DEVELOPMENT

FOR SALE 53RD ST. N. & I-135, PARK CITY, KS 67219

AVAILABLE LOT SIZES

51,060 SF up to 80,232 SF

SALE PRICE

Contact Broker

EST. POPULATION*

2040 Wlchita MSA: 750,166

2040 Sedgwick County: 605,262

2035 City of Wichita: 429,380

TRAFFIC COUNTS

Approx. 60,231 VPD

@ I-135 & 53rd St. N.

*Source: Greater Wichita Partnership

PROPERTY HIGHLIGHTS

- Echo Hills Commercial Development is a planned regional retail development located one mile north of the arterial exchanges of I-135, I-235, K-96, and K-254 allowing for a quick 12-minute drive to downtown Wichita. The area is a hotbed of growth with the \$300+M adjacent Champtown development underway which will include a world-class aquarium, luxury hotels, and 8 youth baseball fields. The property will also benefit from traffic to and from the Golden Circle Casino, a historic horse racing casino, when it opens in September 2025 (projected dates).
- Echo Hills is the redevelopment of the former Echo Hills Golf Course which is approx. 87 acres.
- This infill site is uniquely located to be the premier retail location in the underserved north central quadrant of the Wichita MSA.
- The site has outstanding highway visibility and high traffic count volume.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	1,429	20,171	78,470
AVG. HH INCOME	\$89,996	\$102,456	\$88,625
MEDIAN AGE	39.7	36.7	34.6

135	5 Miles	54	0.9 Miles
235	1.2 Miles	96	5 Miles
35	6.7 Miles	254	1.2 Miles

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SITE PLAN



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.



Mike Loveland, CCIM, MBA | 316-292-3915 | mloveland@weigand.com

Weigand Real Estate - Commercial
Office: 316-262-6400
WeigandCommercial.com

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