



DEVELOPMENT LAND NEAR MERIDIAN & 53RD

FOR SALE S. OF SW/C AT MERIDIAN & 53RD ST., WICHITA, KS 67204

SALE PRICE	\$620,500 (\$15.00/SF)
LOT SIZE	41,382 SF
ZONING	LC
2024 TAXES	GENERALS: \$4.23 SPECIALS: \$0.00

PROPERTY HIGHLIGHTS

- Ideal location for restaurant, office, medical and retail users.
- All utilities are available to site.
- Access easements are in place.
- Area neighbors include:



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	3,022	15,234	72,395
AVG. HH INCOME	\$105,496	\$90,453	\$91,821
MEDIAN AGE	46	40	39

TRAFFIC COUNTS

MERIDIAN AVE. & 53RD ST. N.	16,376 VPD
-----------------------------	------------



HIGHWAY ACCESS

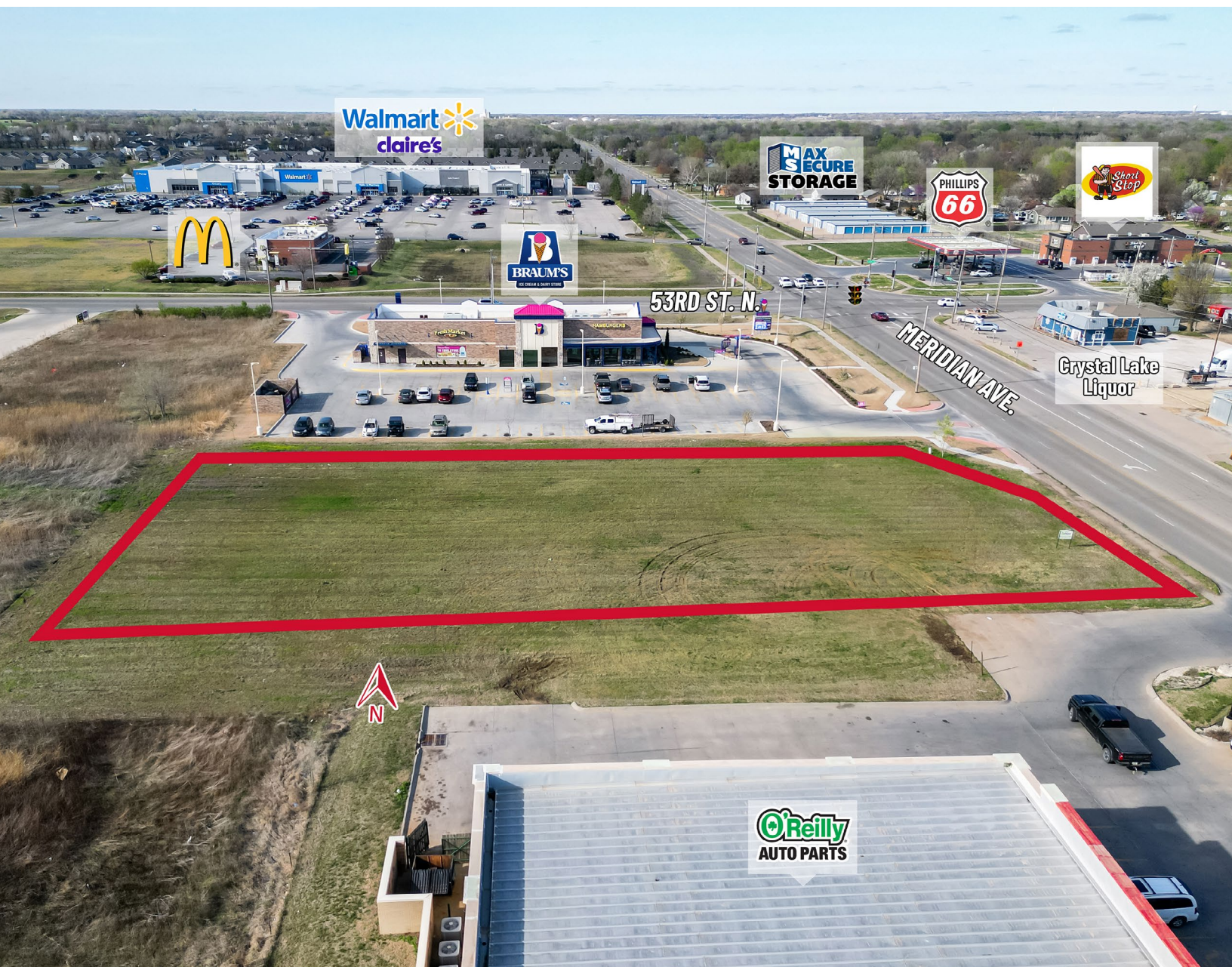
235	1.6 MILES	135	2.7 MILES
96	1.6 MILES	254	5.5 MILES

DEVELOPMENT LAND NEAR MERIDIAN & 53RD

FOR SALE S. OF SW/C AT MERIDIAN & 53RD ST., WICHITA, KS 67204

WEIGAND
COMMERCIAL

AERIAL OVERVIEW



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 an agent of seller/lessor with the duty to represent seller/lessor's interest; (b) Agent will not be the agent of buyer/lessee; and (c) Information given to Agent will be disclosed to seller/lessor.



Christi Royse, CCIM
316-292-3919
croyse@weigand.com

Whitney Vliet Ward
316-292-3900
wward@weigand.com

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