

3810 SW Topeka Blvd

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Property Details

This property currently includes an operating motel with an on-site manager's residence, offering immediate income while you plan for future redevelopment or expansion. Prime Commercial Opportunity with Development Potential Near Major Interstate! Discover a rare investment opportunity with significant development potential! Located within a designated Tax Increment Financing (TIF) district, the property also qualifies for tax incentives—making it even more attractive for savvy investors looking to maximize their returns. Highlights: Location: Close proximity to a major interstate with strong visibility along two main city routes Development Potential: Ample land for expansion in an area attracting new businesses High Traffic Count: Excellent exposure and visibility for future projects Tax Incentives: Property is in a TIF district offering potential tax advantages Capitalize on this growing area's momentum and secure a premier location with outstanding development upside. Utilities in the area. Contact us today for more information on this exceptional commercial opportunity!

Price: \$2,000,000

- High-visibility 6.25-acre site on SW Topeka Blvd with strong traffic counts.
- Existing income-producing motel supports redevelopment planning.
- Located within a TIF district offering potential tax incentives.
- Excellent access to major routes and surrounding commercial activity.
- Flexible redevelopment potential for retail, hospitality, or mixed-use.
- Rare large-parcel opportunity in an active and growing Topeka corridor.

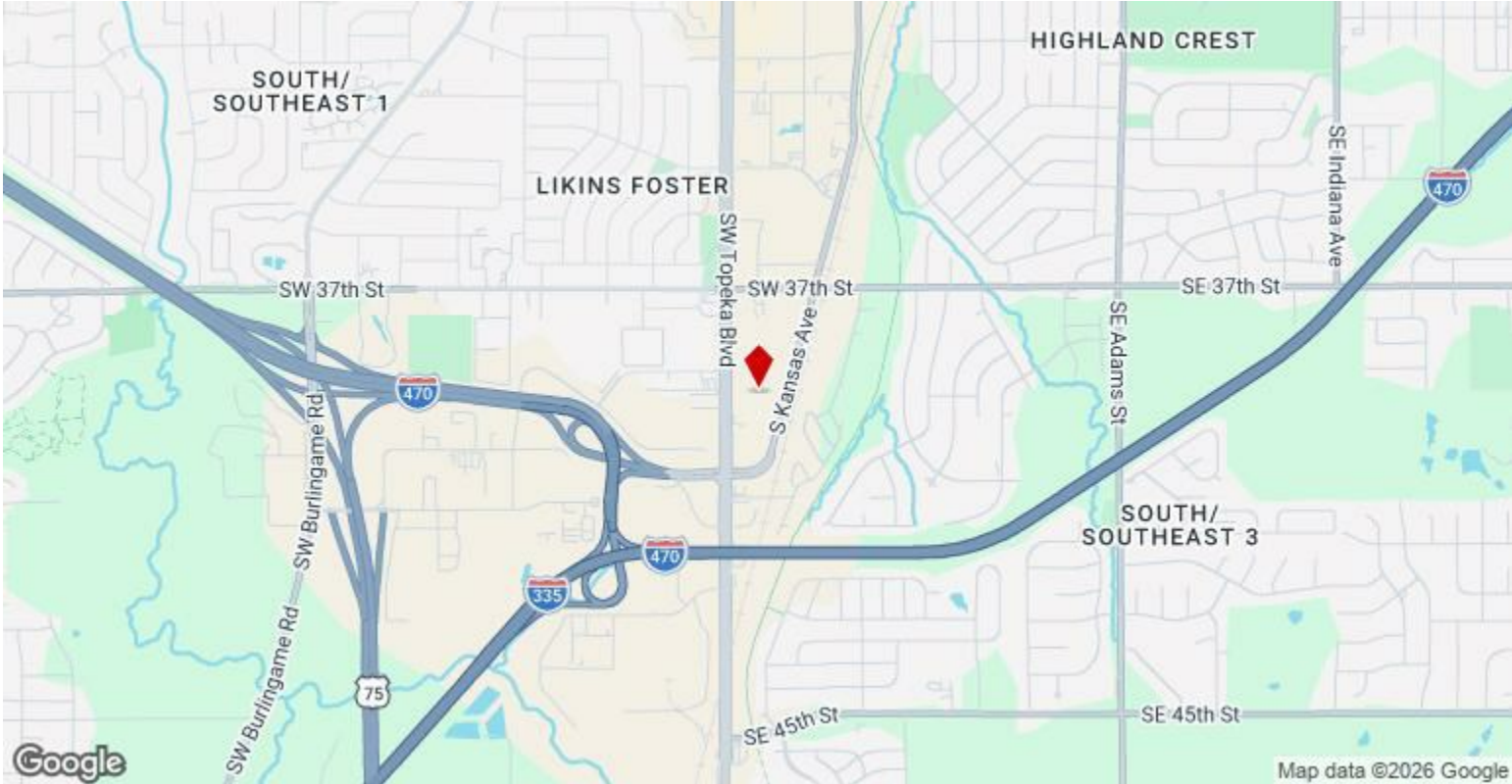
View the full listing here: <https://www.loopnet.com/Listing/3810-SW-Topeka-Blvd-Topeka-KS/39323060/>

Price:	\$2,000,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	
Sale Type:	Investment or Owner User
Total Lot Size:	6.25 AC
Sale Conditions:	Redevelopment Project
No. Lots:	1
Zoning Description:	PUD
APN / Parcel ID:	134-19-0-20-03-018-030

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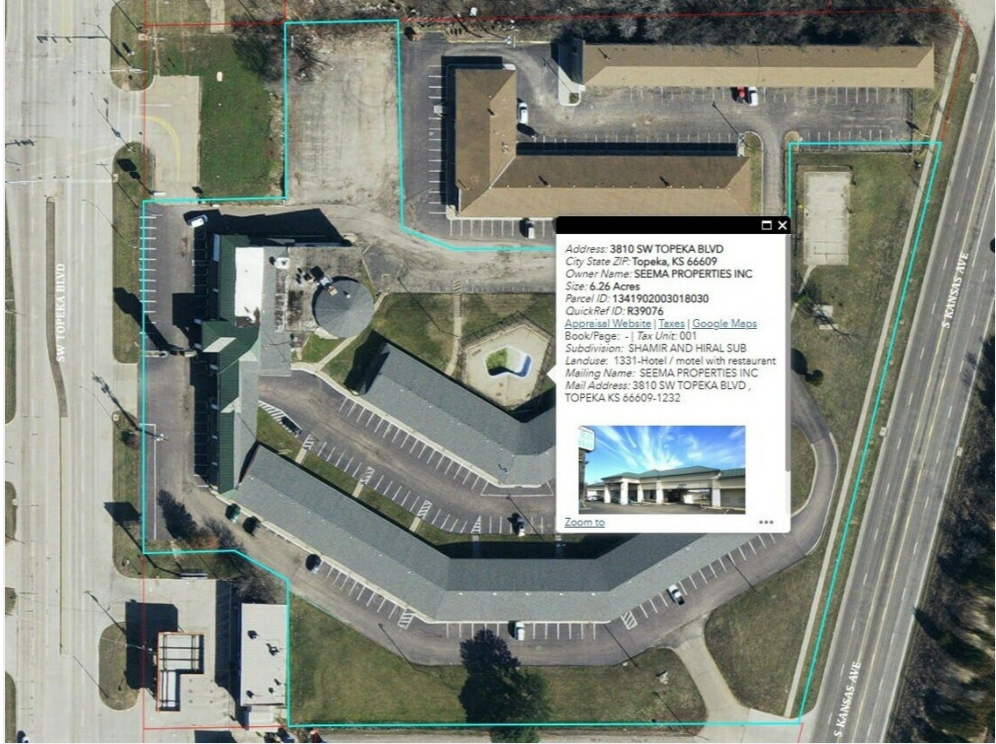
Location



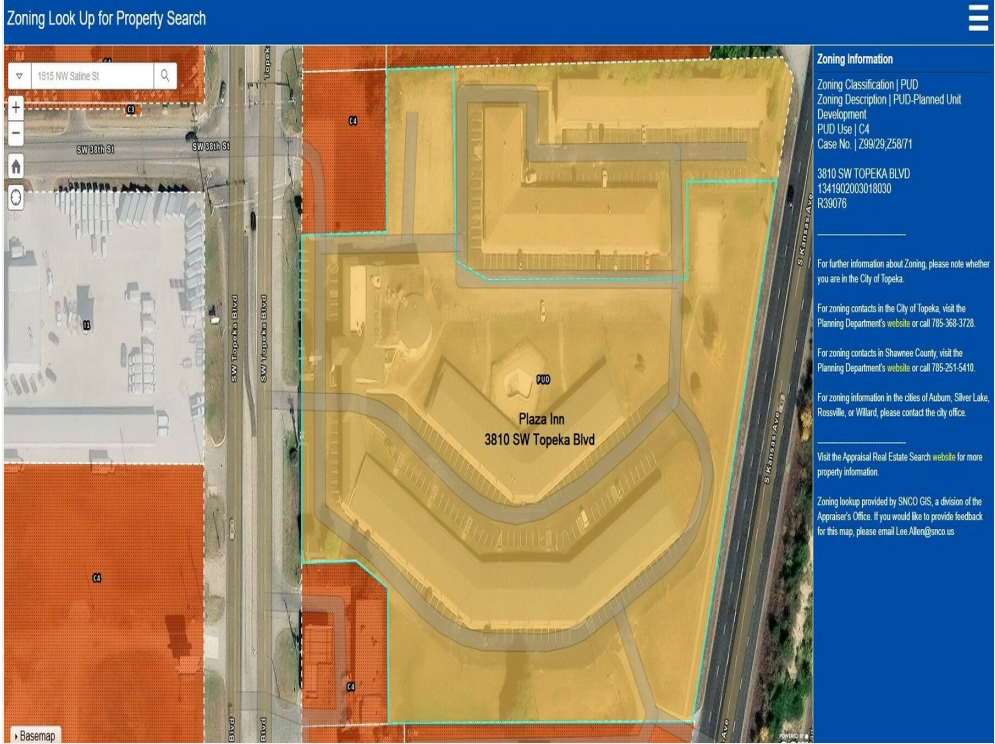
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Property Photos



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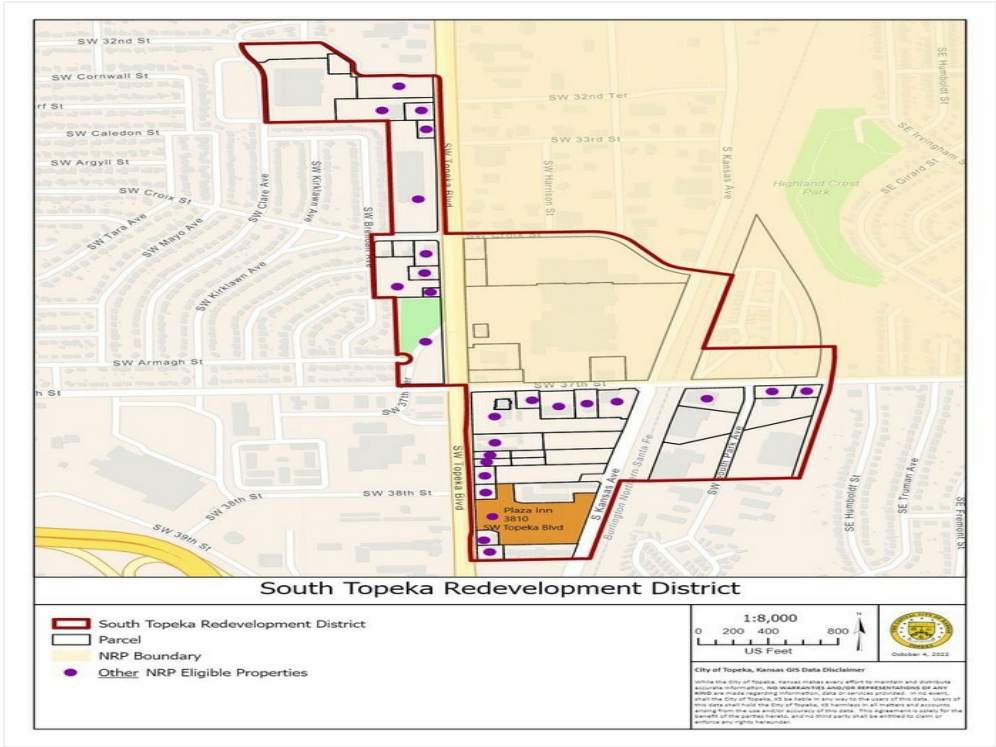


Zoning

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Property Photos



SouthTopekaRedevelopmentDistrictNRPPParcel-1

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Plaza Inn

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