

PROPERTY SUMMARY

SALE PRICE	Tract 1: \$1,000,000	UNDER CONTRACT
	Lots 2 & 3: \$140,000.00	
LAND SIZE	Tract 1: 3,397,680 ^{+/-} SF / 75.5 ^{+/-} acres	
2025 RE TAXES	Tract 1: \$1,011.50	
ZONING	I-1; Light Industrial	
TERRAIN	Generally level with a small creek	
AIRPORT	Forbes Field is within a 5-min. driving distance	
ELECTRIC SERVICE	Westar Energy. 12,470 voltage lines are adjacent to the property	
GAS SERVICE	Kansas Gas Service. There is a 12" line with 100 psig located in an easement on the north end of the property.	
WATER & SEWER	City of Topeka. The closest 12" main water line is within the boundaries of the site - located on the north side of 57th Street. - Sewer crosses 53rd Street just East of the property.	

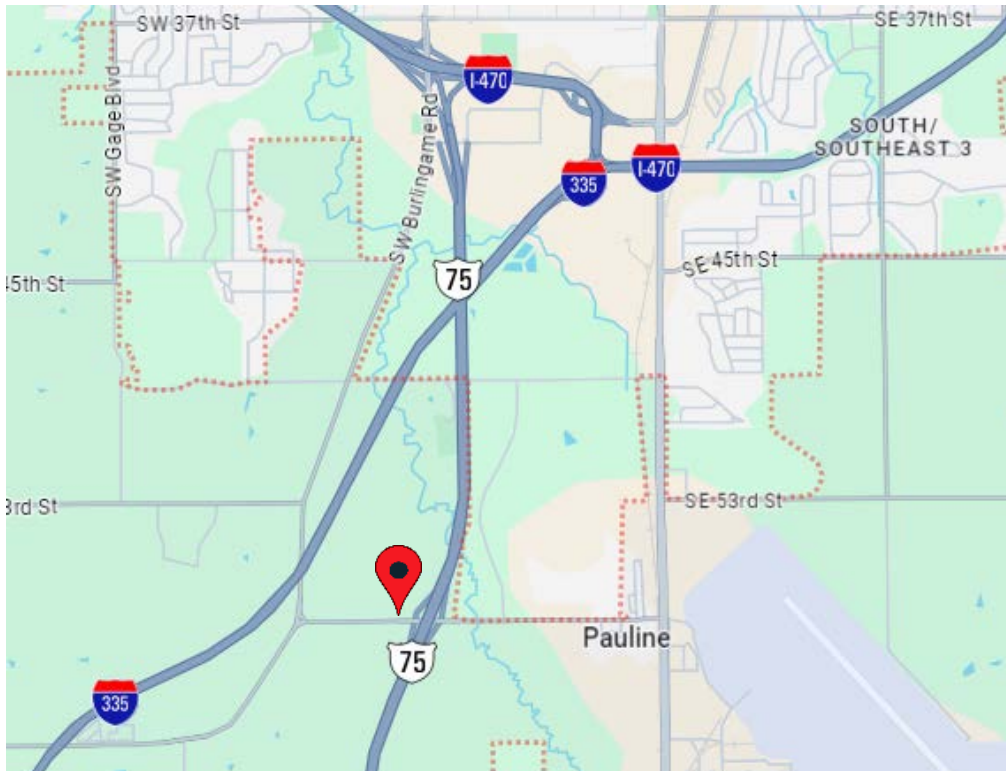
EXCLUSIVELY LISTED BY: **ED ELLER**

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LOCATION FEATURES: A perfect location for Hwy 75 or KS Turnpike users with Forbes Field 5 minutes away.

LAND FEATURES: This is an ideal site for industrial users looking for drive-by exposure, easy highway access, level ground ready-to-build location which has available electric, gas and water to the site.



SPACE AVAILABLE:	TOTAL/SF:	ACRES:	PRICE/SF:	PRICE:	COMMENTS:
5 ACRES-Corner TRACT A:	217,800 ^{+/-}	5 ^{+/-}	\$2.00	\$435,600	5-acre portion of Tract A with frontage possible
13 ACRES-All TRACT A:	566,280 ^{+/-}	13 ^{+/-}	\$1.50	\$849,420	Entire 13 acres of Tract A featuring SW 57th and Hwy 75 frontage /visibility
3 ACRES - TRACT B:	130,680 ^{+/-}	3 ^{+/-}	\$0.77	\$100,000	3-acre portion of Tract B
10 ACRES - TRACT B:	435,600 ^{+/-}	10 ^{+/-}	\$0.52	\$225,000	10-acre portion of Tract B, can be divided
TRACT A & B:	3,397,680 ^{+/-}	78 ^{+/-}	\$0.29	\$1,000,000	Entire property including tract A's frontage/visibility