



COMMERCIAL LAND

FOR SALE HYDRAULIC & 63RD ST. S., NE/C, WICHITA, KS 67216

SALE PRICE \$225,000.00

LOT SIZE 85,277 SF Approx. 1.96 AC

ZONING Limited Commercial

2024 TAXES Generals: \$449.75

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



Population

1 MILE

1,664

3 MILES

35,282

5 MILES

93,358



Avg. HH Income

\$82,284

\$73,792

\$72,586



Median Age

41

38

38

TRAFFIC COUNTS



63rd St. S. & Hydraulic Ave.

16,188 VPD

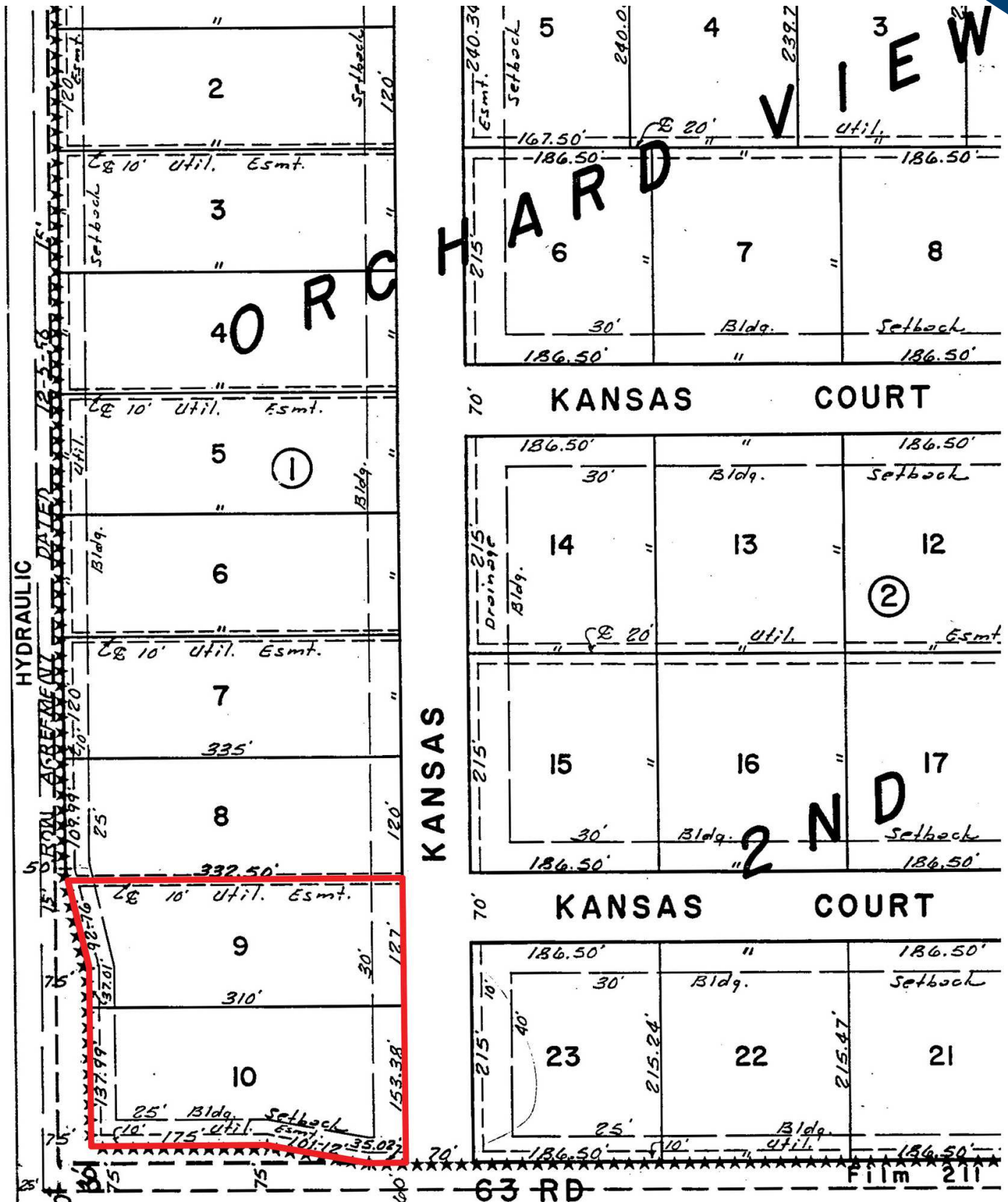
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WEIGAND

COMMERCIAL

SITE PLAN



Mark Schroeder | 316.292.3946 | mschroeder@weigand.com

Weigand Real Estate - Commercial
150 N. Market St., Wichita, KS 67202
WeigandCommercial.com

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AERIAL VIEW



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