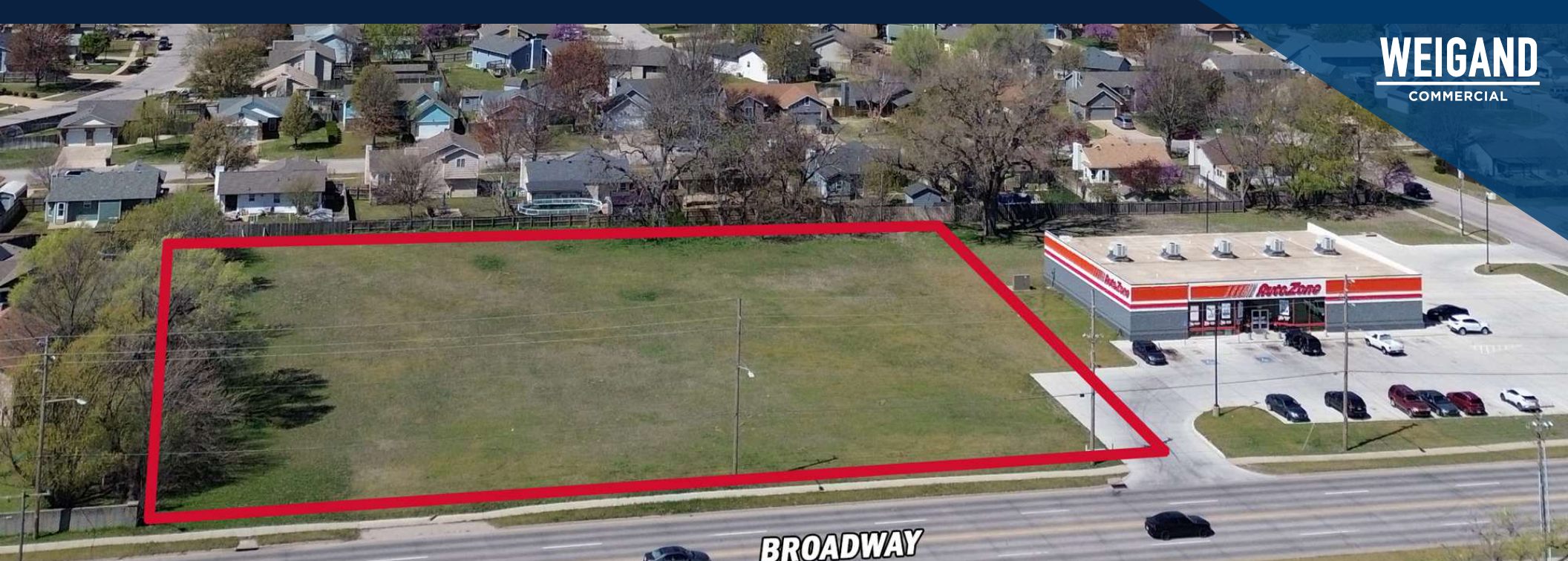




DEVELOPMENT OPPORTUNITY

FOR SALE 5300 BLK. S. BROADWAY AVE. , WICHITA, KS 67219

SITE SIZE	79,253 ± SF (1.8± A)
SALE PRICE	\$99,000
SITE DIMENSIONS	270'± x 291'
ZONING	GC
TAXES	2024 ESTIMATED TAXES GENERALS: \$14,289.24 SPECIALS: \$4.73

PROPERTY HIGHLIGHTS

- Vacant land available for purchase on Broadway.
- Situated one-half mile south of strongest trade area in south Wichita – 47th St. S. and Broadway.
- Approx 270' of frontage on Broadway.
- Utilities available.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	5,472	44,086	112,042
Avg. HH Income	\$80,347	\$64,978	\$64,768
Median Age	39	38	37

APPROXIMATE TRAFFIC COUNTS

BROADWAY & 55th ST. SOUTH	5,835 VPD
BROADWAY & 47TH ST. SOUTH	13,409 VPD



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FOR SALE 5300 BLK. S. BROADWAY AVE. , WICHITA, KS 67219

COMMERCIAL

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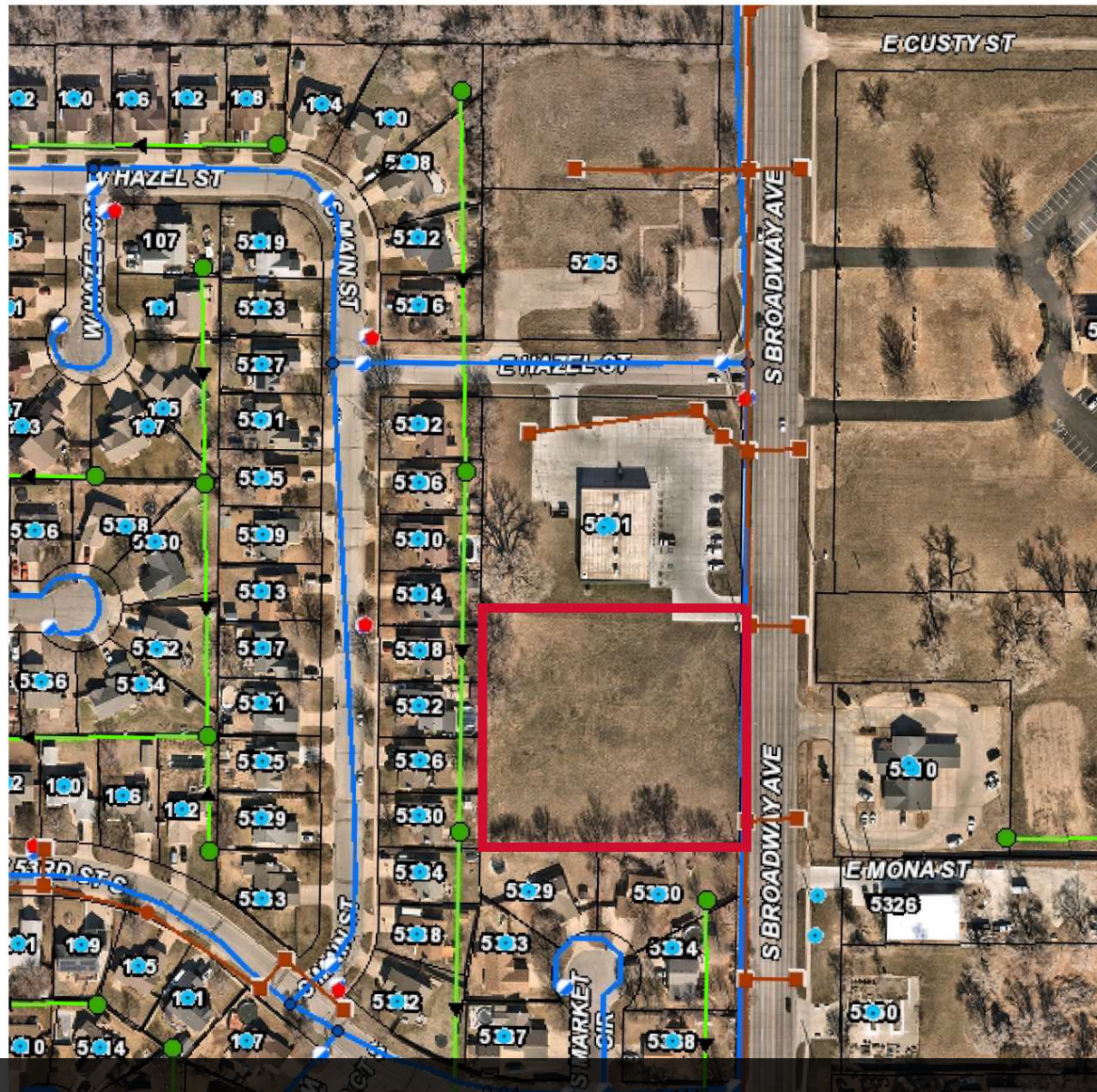


DEVELOPMENT OPPORTUNITY

FOR SALE 5300 BLK. S. BROADWAY AVE., WICHITA, KS 67219

WEIGAND
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UTILITY MAP



Utility Map



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AERIAL VIEW



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