

PRICE REDUCED

**WEIGAND**  
COMMERCIAL



# DEVELOPMENT LAND ALONG ROCK ROAD

## FOR SALE S. OF SW/C AT ROCK RD. & INDEPENDENCE AVE., DERBY, KS 67037

SALE PRICE	<del>\$529,500 (\$15.00/SF)</del> <b>\$515,000 (\$14.56/SF)</b>
LOT SIZE	35,370 SF
ZONING	LC
2025 TAXES	GENERALS: \$4.57 SPECIALS: \$714.18

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	4,940	24,231	53,490
AVG. HH INCOME	\$89,902	\$100,683	\$91,741
MEDIAN AGE	33.1	37.3	36.0

### TRAFFIC COUNTS

ROCK RD. & PATRIOT AVE.	27,183 VPD
-------------------------	------------

### PROPERTY HIGHLIGHTS

- Prime location for restaurant, office, medical, or retail development.
- Situated just south of the signalized intersection at Rock Road and Independence Avenue.
- Located along the high-traffic Rock Road corridor in Derby, one of the area's most active growth markets.
- Excellent visibility and frontage along Rock Road.
- Close proximity to major national retailers and popular restaurants including:



### HIGHWAY ACCESS

35	5.5 MILES	400	6.8 MILES	15	2.2 MILES	81	5.1 MILES
----	-----------	-----	-----------	----	-----------	----	-----------



Christi Royce, CCIM  
316-292-3919  
croys@weigand.com

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

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

**WEIGAND**  
COMMERCIAL

[illegible]

EST. 1902  
**WEIGAND**  
REAL ESTATE

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



# DEVELOPMENT LAND ALONG ROCK ROAD

FOR SALE S. OF SW/C AT ROCK RD. & INDEPENDENCE, DERBY, KS 67037

**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