

DEVELOPMENT LAND ALONG ROCK ROAD

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

SALE PRICE \$529,500 (\$15.00/SF) \$515,000 (\$14.56/SF)

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



5.5 MILES





2.2 MILES



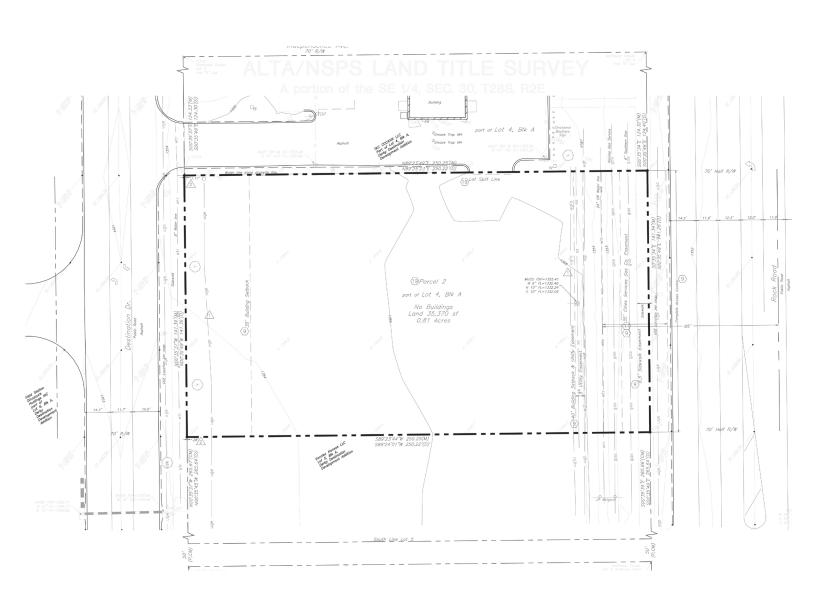
81 5.1 MILES



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SURVEY



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.



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AERIAL OVERVIEW



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