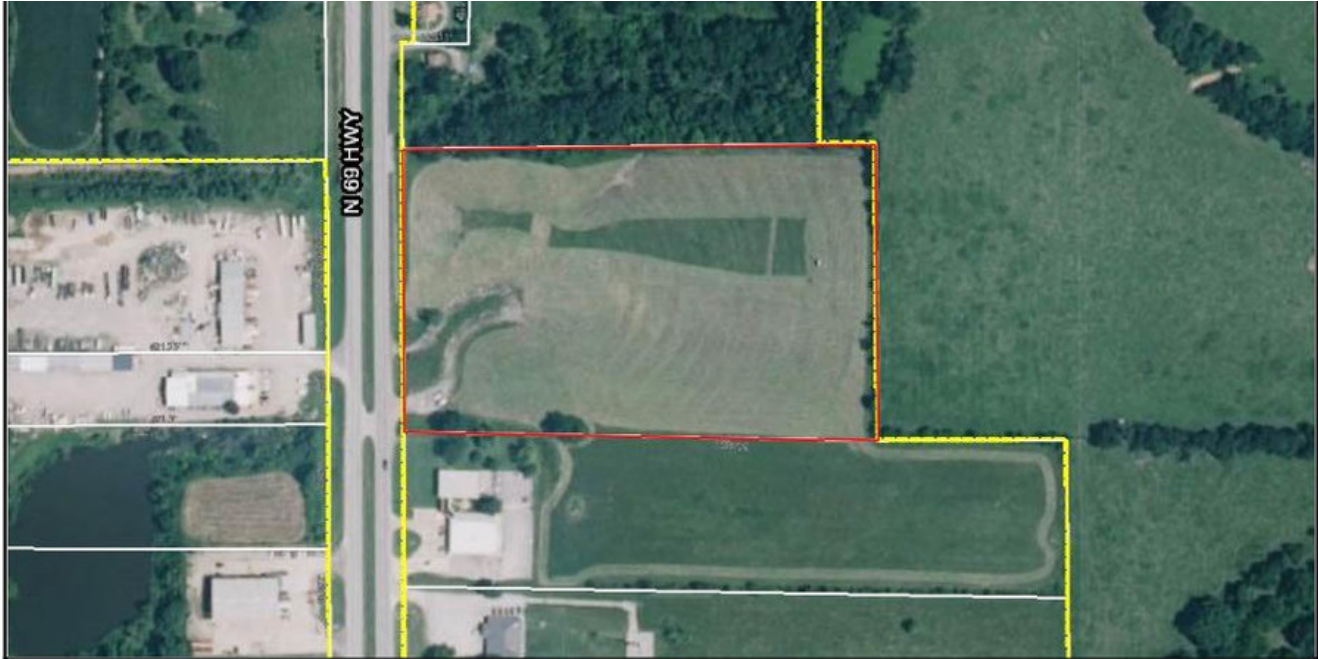


Property Summary



10/4/2020

OFFERING SUMMARY

Sale Price:	\$350,000
Lot Size:	11.5 Acres
Price / Acre:	\$30,435
Zoning:	Ag - Future Commercial
Market:	Frontenac/Pittsburg

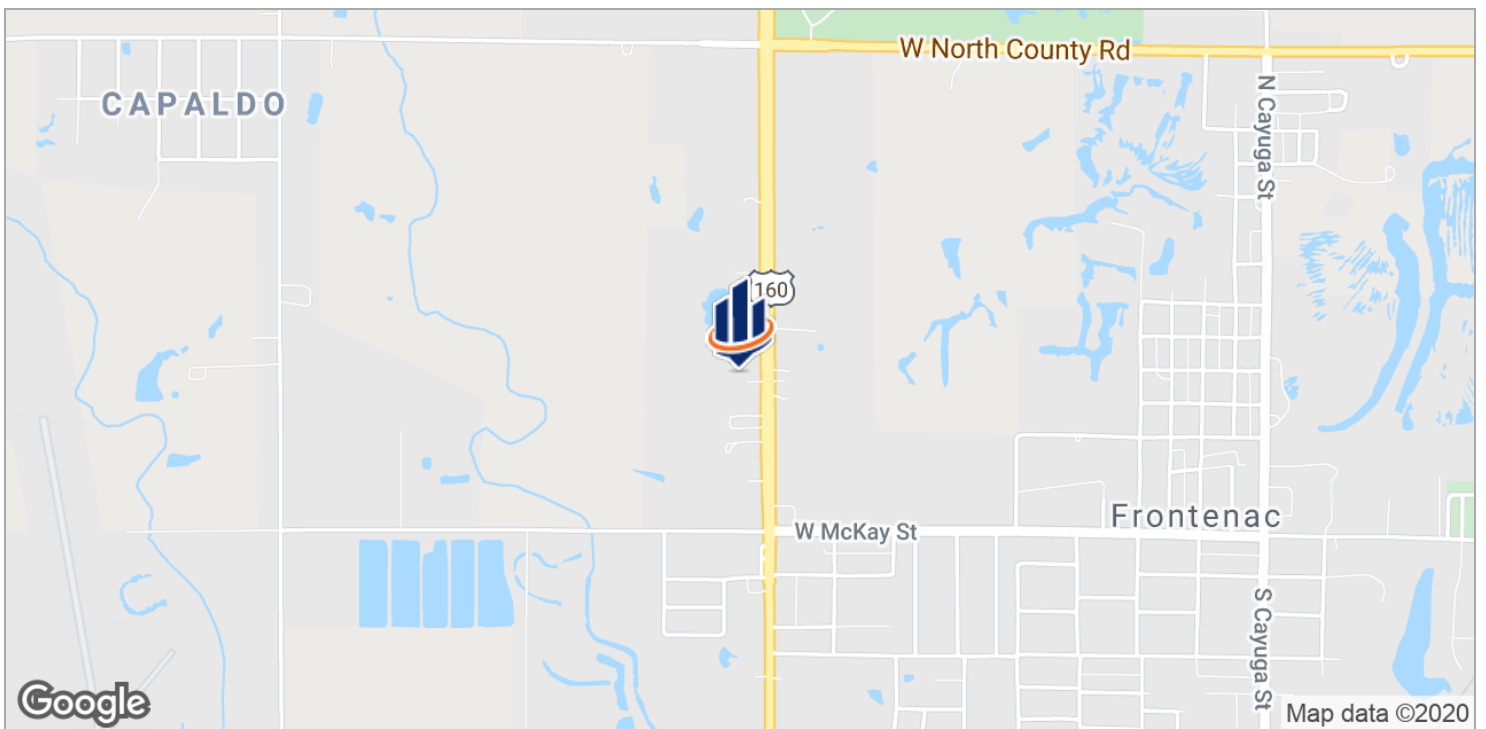
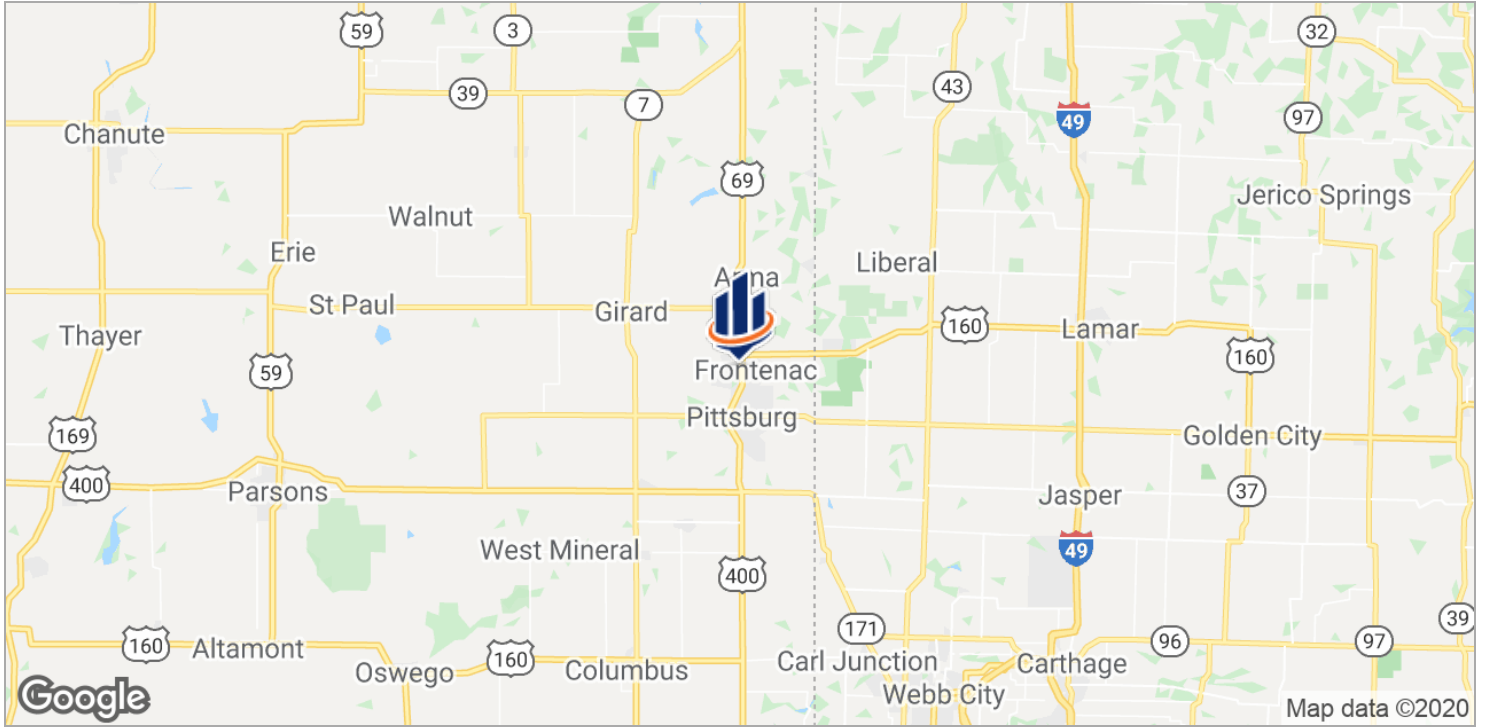
PROPERTY OVERVIEW

The subject property consists of 11.5 acres of vacant land. The property is located on the east side of US 69 Highway in Frontenac, Kansas, which is on the north edge of the Pittsburg area. US 69 Highway is a divided, four-lane highway lined with a wide variety of land uses dominated by general commercial, service, and industrial uses. Although approximately 40% of the site is in a flood zone, it appears the flood plain influence could be substantially reduced by a letter of map amendment (LOMA) and a modest amount of site work.

PROPERTY HIGHLIGHTS

- Beautiful 11.5 Acres for Development
- High Visibility on 69 Hwy
- 545' of Frontage on 69 Hwy
- Excellent for Auto or Boat Dealership

Location Maps

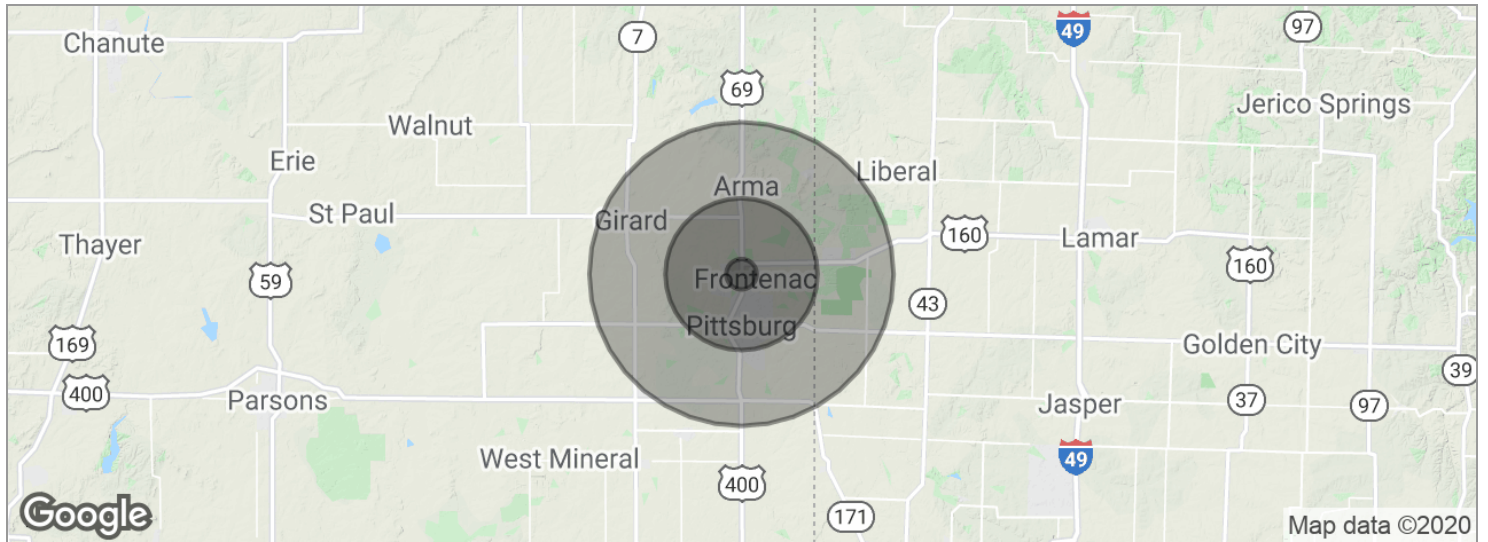


11.5 ACRES IN FRONTENAC, KS | 1036 N 69 HWY, FRONTENAC, KS 66763

SVN | Encompass Commercial, LLC | Page 2

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Demographics Map



POPULATION

	1 MILE	5 MILES	10 MILES
Total population	352	21,846	40,887
Median age	35.7	30.9	31.2
Median age (Male)	34.6	29.4	29.7
Median age (Female)	37.9	33.0	33.7

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	138	8,752	16,241
# of persons per HH	2.6	2.5	2.5
Average HH income	\$56,188	\$45,504	\$48,570
Average house value		\$90,349	\$109,905

* Demographic data derived from 2010 US Census