

# DEVELOPMENT OPPORTUNITY

5300 Blk. S. Broadway | Wichita, KS  
SALE PRICE \$99,000.00



**SITE SIZE**  
79,253± SF (1.8± A)

**SITE DIMENSIONS**  
270'± x 291'

**ZONING**  
GENERAL COMMERCIAL

**UTILITIES**  
AVAILABLE

**2023 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.

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
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POPULATION	5,675	42,897	114,777
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AVG. HH INCOME	\$106,189	\$72,122	\$72,068
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MEDIAN AGE	35.5	34.5	34.3
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### TRAFFIC COUNTS

APPROX. 5,835 VPD AT BROADWAY AND 55TH ST. SOUTH  
APPROX. 13,409 VPD AT BROADWAY AND 47TH ST. SOUTH



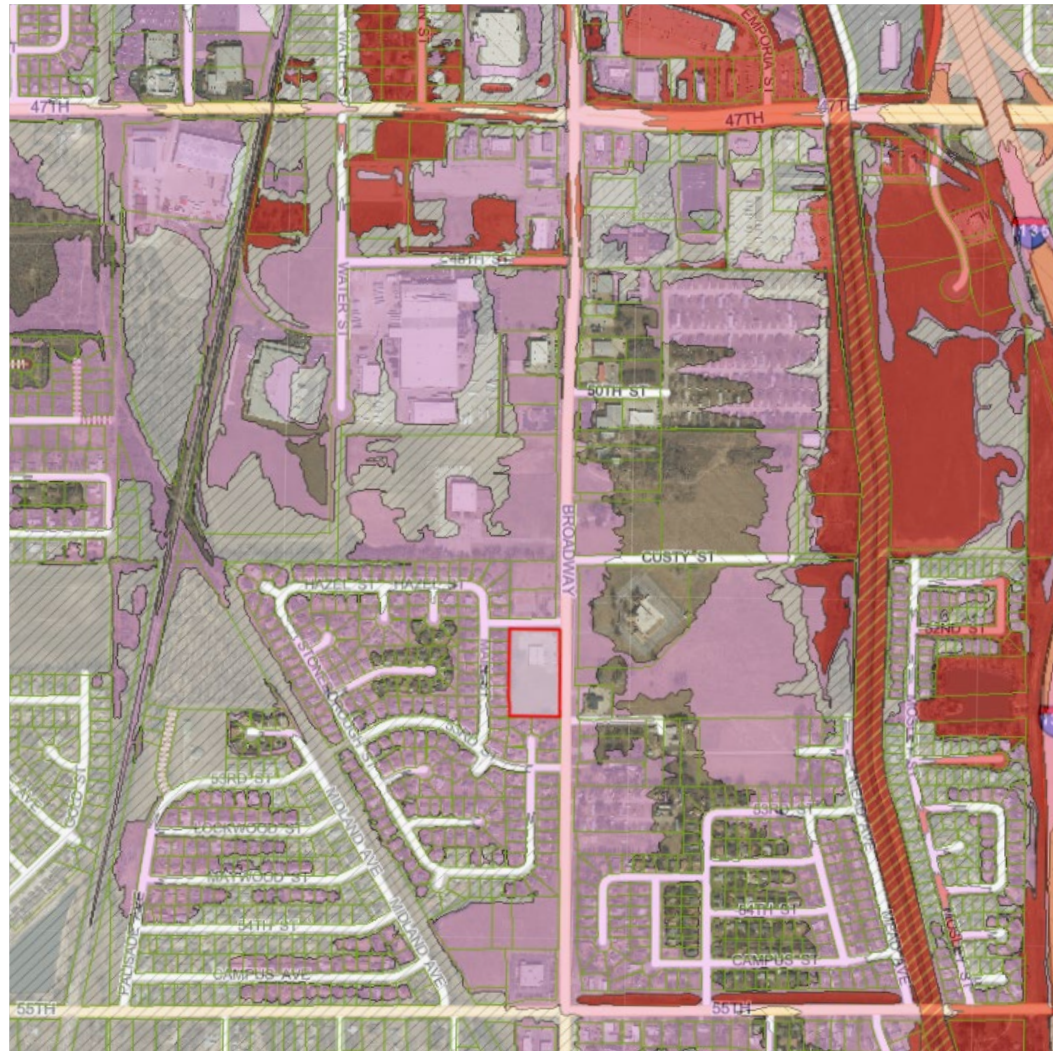
Offered by: **Grant Tidemann, SIOR**  
316-292-3908 | tidemann@weigand.com

**Austin Swisher, CCIM**  
316-292-3902 | aswisher@weigand.com

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## FLOOD PLAIN



**Legend**

- Site Addresses**  
Addresses
- Setbacks**  
Setback
- Easements**  
Easement  
- Easement  
- - Emergency Access
- Parcels**  
Parcels
- Flood Plain**  
Base Flood Approximate  
Base Flood Elevations  
Lettered Cross Sections
- (X) 0.2 Pct Annual Chance  
0.2 PCT Annual Chance Flood Hazard
- A  
A
- AE  
AE,  
AE, FLOODWAY  
AE, FLOODWAY
- AH  
AH
- AO  
AO
- X - Area of Special Consideration  
X AREA OF SPECIAL CONSIDERATION, AREA WITH REDUCED FLOOD RISK DUE TO LEVEE
- X  
X,
- Area Not Included

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. Broker hereby notifies prospective buyer/lessee that (a) Broker will be acting as an agent of seller/lessor with the duty to represent seller/lessor's interest; (b) Broker will not be the agent of buyer/lessee; and (c) Information given to Broker will be disclosed to seller/lessor.



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## UTILITY MAP



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