

Prime 8-Acre Development Opportunity – Near Manhattan & Fort Riley | Within City Limits of Clay Center

Unlock the potential of this versatile 8-acre property ideally located within the city limits of Clay Center, just 20 minutes northwest of Manhattan — a thriving employment hub — and minutes from Fort Riley Military Base. Enjoy the convenience of being close to local services, shopping, restaurants, schools, and healthcare, all while offering ample space for development or investment.

Currently set up as a manufactured home park with three 2023 homes in place with tenant occupancy. There are two asphalt roads and 30 new concrete parking pads with two parking spots per lot. 34 sites have utilities. The electrical is updated with new transformers, underground lines and meters. There are new water lines and all new water meters, new sewer lines and gas lines. In between the established roads, utilities are in place for expansion. There is a storm shelter on site and the property is cleaned of debris and brush.

This property is also just a short jaunt to Milford Lake — the largest recreational lake in Kansas — known for boating, fishing, camping, and year-round outdoor recreation. The combination of employment access and lifestyle amenities makes this location highly attractive for residents and investors alike.

Endless Possibilities Include:

- Manufactured home park
- Tiny Homes or Shouses!
- Single-family residential development
- Duplex, townhomes, or multifamily housing
- Private homestead with detached generational living units
- Explore other commercial uses

With utilities and established access already in place, much of the groundwork has been completed, allowing you to move forward with confidence. Positioned in a strong rental and housing demand corridor influenced by Manhattan and Fort Riley, this property offers exceptional potential for income-producing development or long-term appreciation.

Whether you're looking to develop, invest, or create a flexible multi-generational living environment, this 8-acre tract offers location, infrastructure, and limitless opportunity in a growing North Central Kansas market.

