

**DEVELOPMENT LAND AVAILABLE FOR BUILD TO SUIT OR GROUND LEASE**

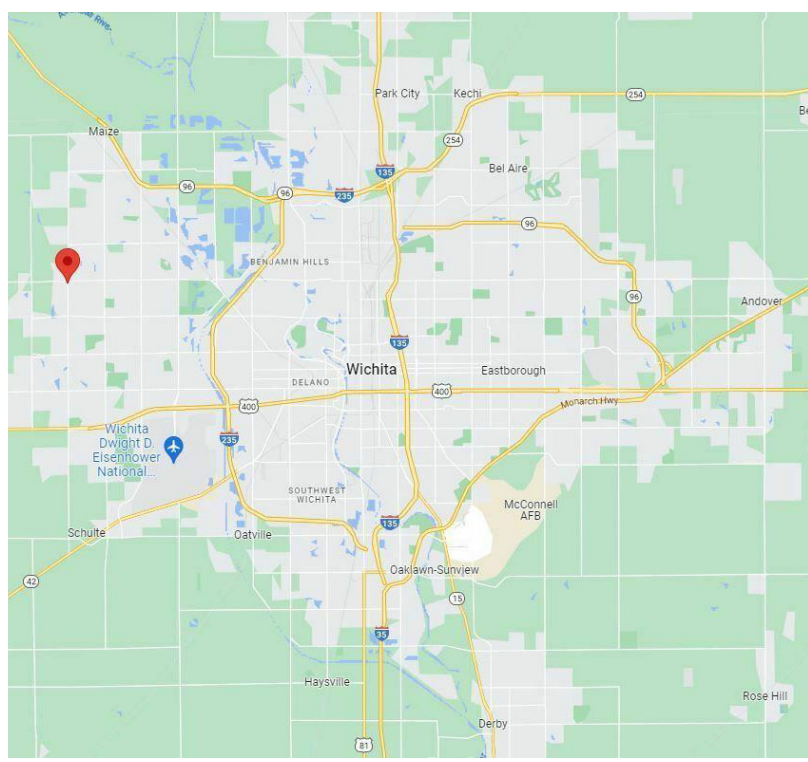


**PROPERTY DESCRIPTION**

- Sale Price: \$666,028.00 (\$11.00 per sq. ft.)
- Lot Size: 1.39 Acres
- Zoning: Limited Commercial
- 245' of 21st St. Frontage
- 221' of 119th St. Frontage
- Traffic Count: 24,100 Vehicles per day at the 21st and 119th St. intersection.

**LOCATION DESCRIPTION**

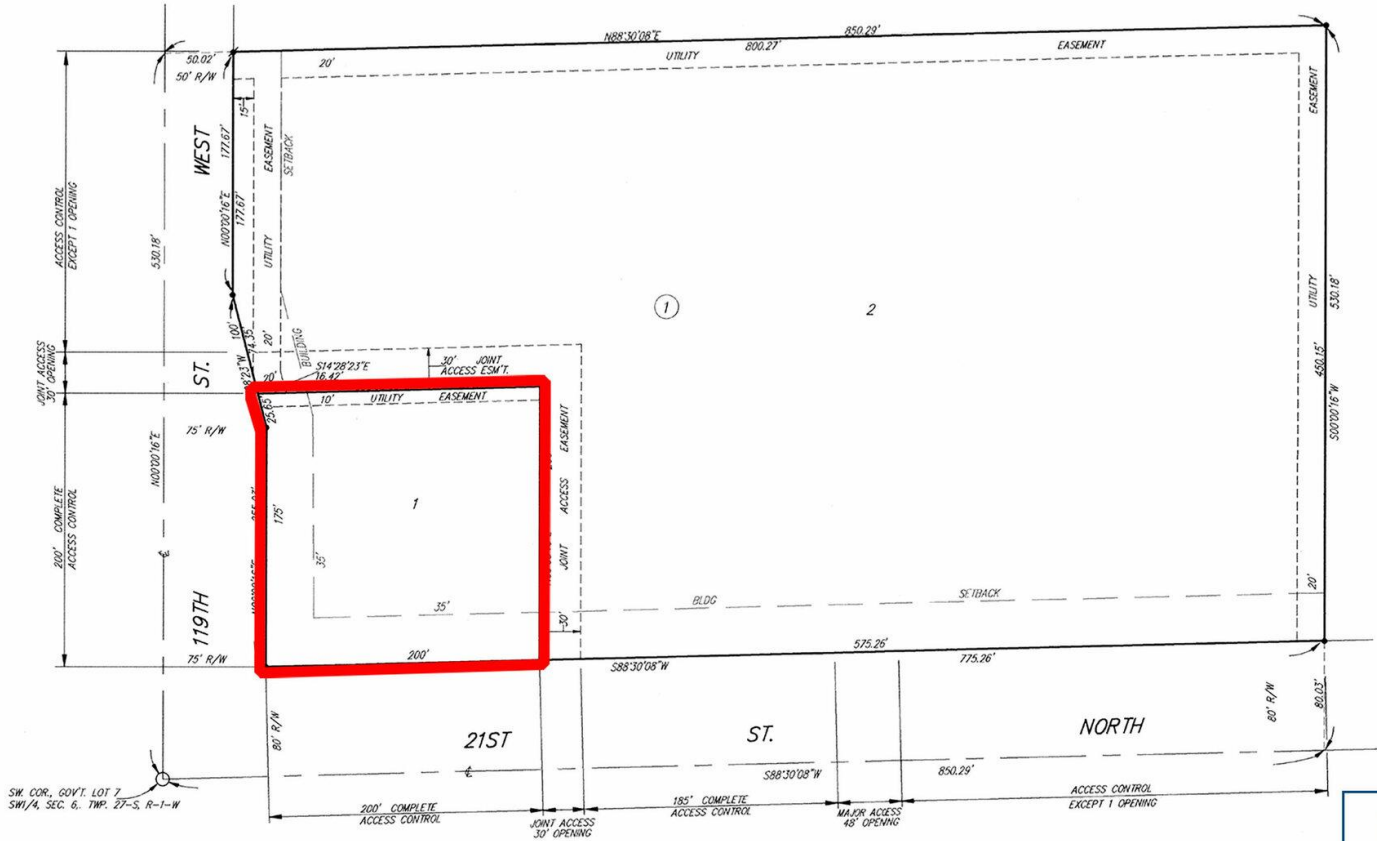
- Location: 21st & 119th
- 1 mile west of Maize Road corridor which hosts a large selection of national retail and restaurant tenants
- Residentially dense area
- Nearby School Districts: Maize USD 266, Goddard USD 265, Renwick USD 267 and Wichita USD 259
- Nearby Retailers: Walmart, Dillons, Best Buy, Marshall's, Old Navy, Ulta, Chick-fil-a, Lowe's, HomeGoods, Sam's Club and many more!
- Available for Build to Suit or Ground Lease.



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**NORTHEAST CORNER PLAT**



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