BROCHURE

400 SE 8th Avenue
Topeka, Kansas 66603

Offered at $820,000

COLDWELL BANKER COMMERCIAL
GRIFFITH & BLAIR

GLOBAL REACH, LOCAL TOUCH

Scott Boling
785 471 8737
scott.boling@cbckansas.com

Bryon Schlosser
785 267 8646
bryon@cbkansas.com

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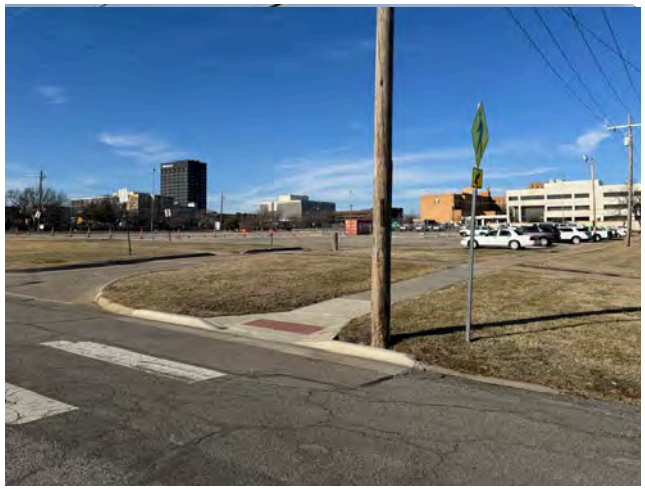
PROPERTY SUMMARY

400 SE 8TH AVENUE
TOPEKA, KANSAS 66603



PROPERTY DESCRIPTION

Prime 110,536 SF (2.54± acre) redevelopment opportunity located at 400 SE 8th Ave, directly adjacent to the City's Cyrus K. Holliday Office Building. Zoned D1 – Planned Development District.

The site is currently configured as a surface parking lot with room for approximately 250 parking spaces based on overall site configuration, offering potential interim income generation during planning and development stages.

Strategically positioned adjacent to Interstate 70, a major east-west corridor serving Missouri, Kansas, Colorado and beyond, carrying approximately 40,000 vehicles plus or minus per day through metro Topeka, the property benefits from strong regional connectivity and visibility.

Proximity to state and municipal office buildings supports consistent daytime employment activity, while growing residential presence within the downtown core contributes to evening and extended-hour demand. Downtown density continues to expand with the recently approved 192-unit luxury residential development, The Hutch, along with the 250-unit Union at Tower District residential community, both contributing to increased downtown population and long-term service demand.

The property is located within the Downtown TIF District and an NRP At-Risk Area. Industrial Revenue Bonds (IRBs) may be explored depending on buyer's project scope and City approval.

Potential uses include fuel/convenience retail, hospitality, office, coffee shop, quick-service restaurant concepts, and mixed-use development (subject to buyer due diligence and approvals).

Rare Interstate 70-adjacent downtown development opportunity with interim income potential.

OFFERING SUMMARY

Sale Price	$820,000
Potential Parking Spaces	250
Lot Size	110,536 SF
Direct Interstate Access	

PROPERTY HIGHLIGHTS

Strategic Location

- Directly adjacent to the City's Cyrus K. Holliday Office Building
- Near additional state and municipal office buildings
- Adjacent to Interstate 70, a major east-west corridor connecting Missouri, Kansas, Colorado, and beyond
- Approximately 40,000 vehicles plus or minus per day through metro Topeka
- Just a few blocks from the downtown core
- Increasing residential density supported by the recently approved 192-unit luxury residential development, The Hutch, and the 250-unit Union at Tower District residential community
- Limited gasoline and convenience retail options within the immediate downtown trade area

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INVESTMENT HIGHLIGHTS

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INVESTMENT HIGHLIGHTS

- 2.54± Acres (110,536 SF)
- Zoned D1 – Planned Development District
- Room for approximately 250 parking spaces (based on site configuration)
- Potential interim parking income during development planning
- Directly adjacent to the City's Cyrus K. Holliday Office Building
- Near additional state & municipal office buildings
- Adjacent to Interstate 70
- Approximately 40,000 vehicles plus or minus per day through metro Topeka
- Just blocks from downtown core
- Downtown residential growth supported by The Hutch (192-unit luxury development)
- Additional 250-unit Union at Tower District residential community underway
- Limited downtown fuel & convenience competition
- Balanced daytime and evening activity drivers
- Located within Downtown TIF and NRP At-Risk Area
- IRB eligibility potential (subject to project approval)
- Flexible redevelopment opportunity

TOPEKA INFO

The cost of doing business in Topeka is 8% below the national average. Topeka offers aggressive and flexible cash incentives for capital investment, jobs, and training. Community Improvement District (CID) and Tax Increment Financing (TIF) incentives may be available. Goods shipped by truck reach 25% of the US population within one day, and 90% by day two. Topeka boasts Class 1 rail service from BNSF and Union Pacific. This site is within 5 miles of Forbes Field with a 12,800-foot runway which is rated for large aircraft. Topeka's Animal Health and Ag Tech business helped build the Kansas City Animal Health Corridor between Kansas City and Manhattan, Kansas, home of Kansas State University and the new US Bio-Tech Defense Laboratory.

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AERIAL PHOTOS

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NEIGHBORHOOD REVITALIZATION AREA

400 SE 8TH AVENUE
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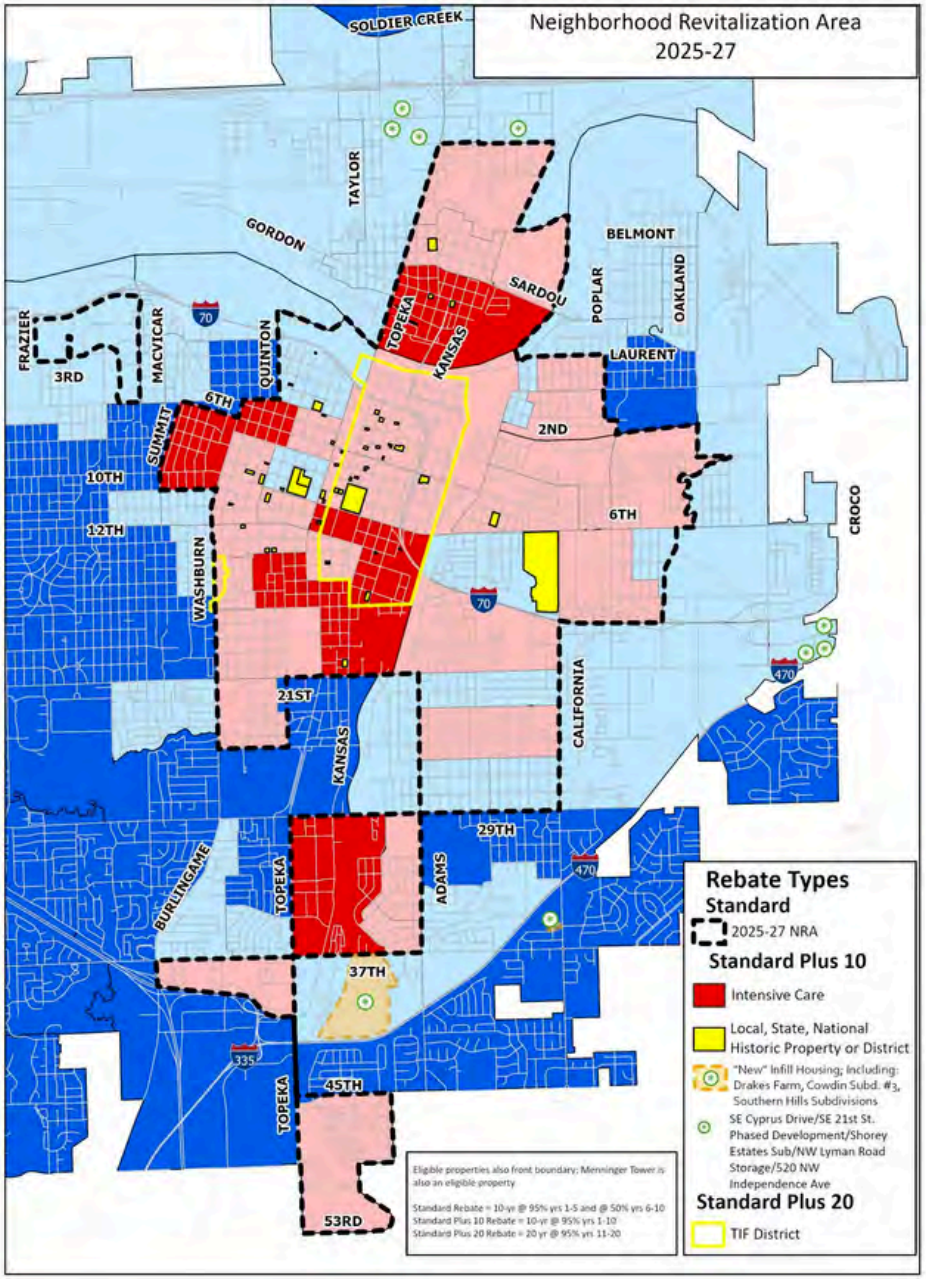

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NEIGHBORHOOD REVITALIZATION MAP

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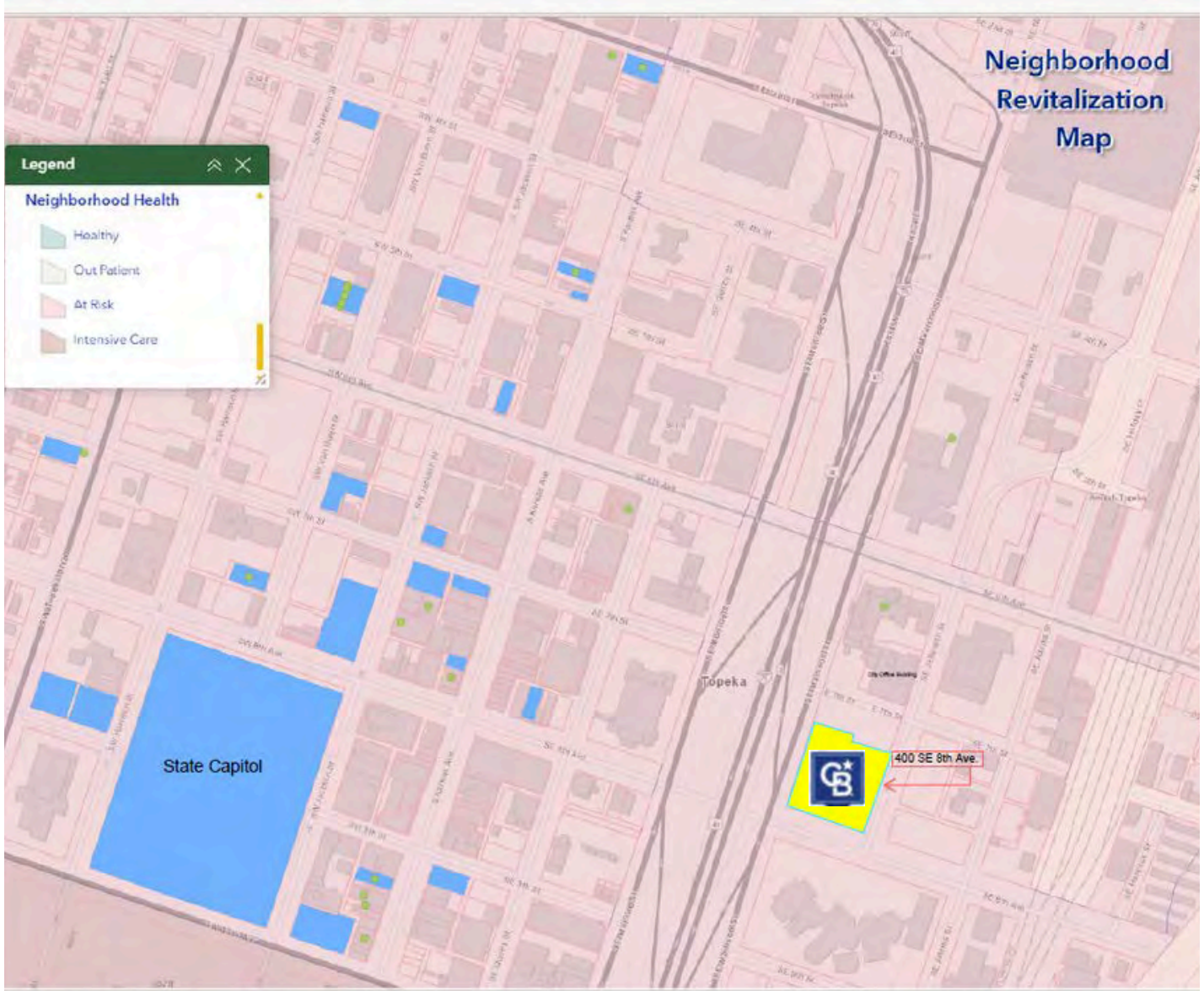

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NEARBY BUSINESS

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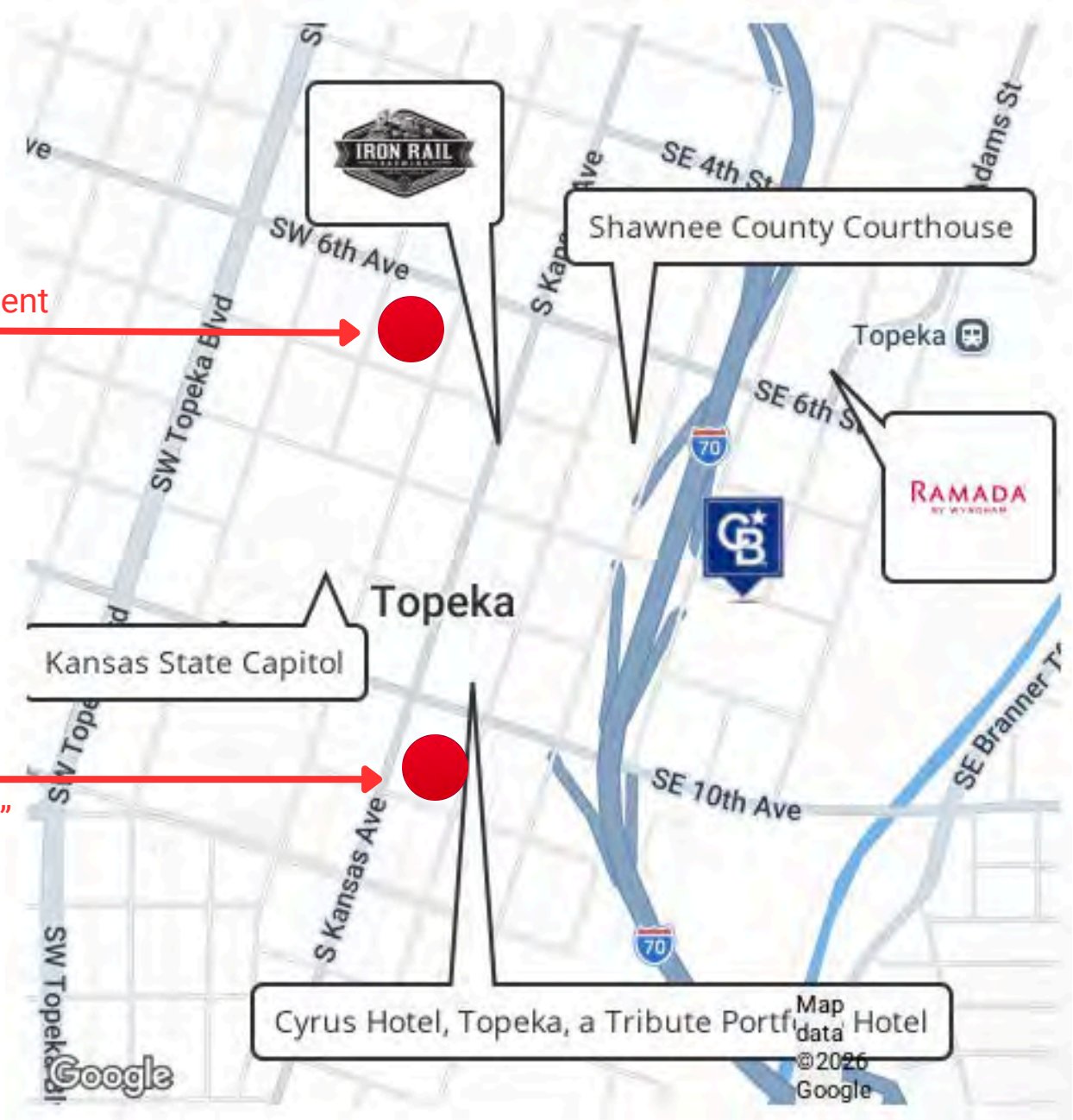
Future Luxury Residential Development
"The Hutch"

New Housing Community
"Union at Tower District"



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LOCATION MAP

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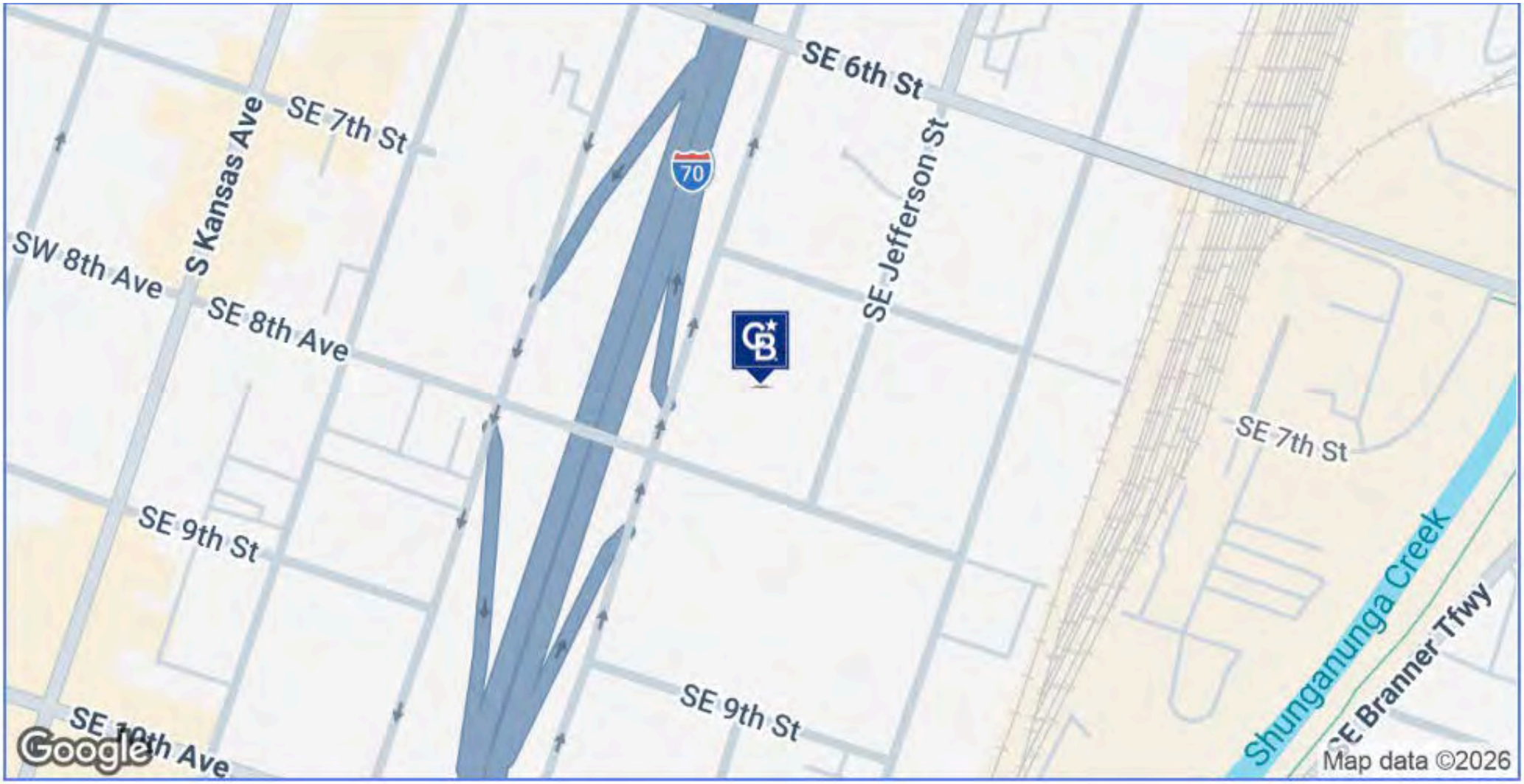

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REGIONAL MAP

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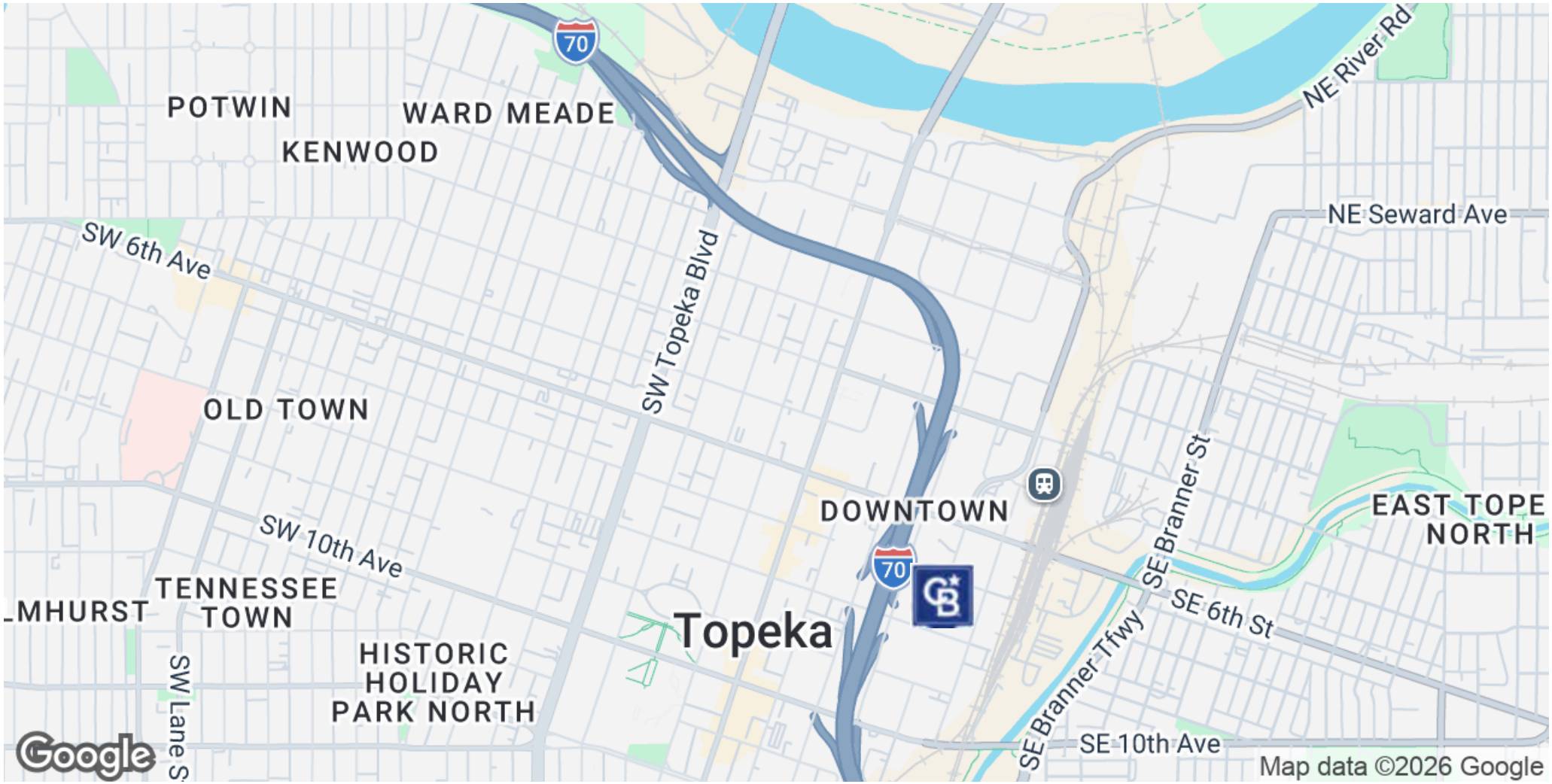

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