



PRIME INDUSTRIAL LAND DIRECTLY ADJACENT TO MCCONNELL AFB FOR SALE 35± ACRES – 47TH ST. SOUTH & ROCK RD., DERBY, KS 67037

SALE PRICE \$525,000 (\$15,000/ACRE)

SITE SIZE 34.97± AC.

ZONING INDUSTRIAL PARK – AIRPORT (IP-A)

2025 TAXES GENERALS: \$114.38
SPECIALS: \$0.00

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	331	19,039	109,109
AVG. HH INCOME	\$129,006	\$92,862	\$84,543
MEDIAN AGE	41.4	32.8	34.2

TRAFFIC COUNTS

APPROX. 6,108 VPD ALONG 47TH ST. SOUTH
APPROX. 13,711 VPD ALONG ROCK ROAD

PROPERTY HIGHLIGHTS

- Rare 35-acre industrial tract directly bordering McConnell Air Force Base, a magnet for aerospace, defense, and government contractors .
- Positioned in the path of growth along the Rock Road corridor, one of Wichita and Derby's fastest expanding commercial and residential areas .
- Flexible IP-A zoning allows warehouse, contractor yard, flex space, service, and storage uses by right, no rezoning required for most buyers.
- Ideal uses include aerospace/defense suppliers, contractor yards and equipment storage, truck/freight terminals, self-storage (including covered RV/boat), light manufacturing.
- Rural water available, septic or lagoon required, electricity and gas extended upon request, 25 ft. height limit and outdoor storage screening due to AFB proximity.
- Excellent regional access, with close proximity to I-35, I-135, and K-15.

HIGHWAY ACCESS



2.8 Miles



4.7 Miles



4.7 Miles

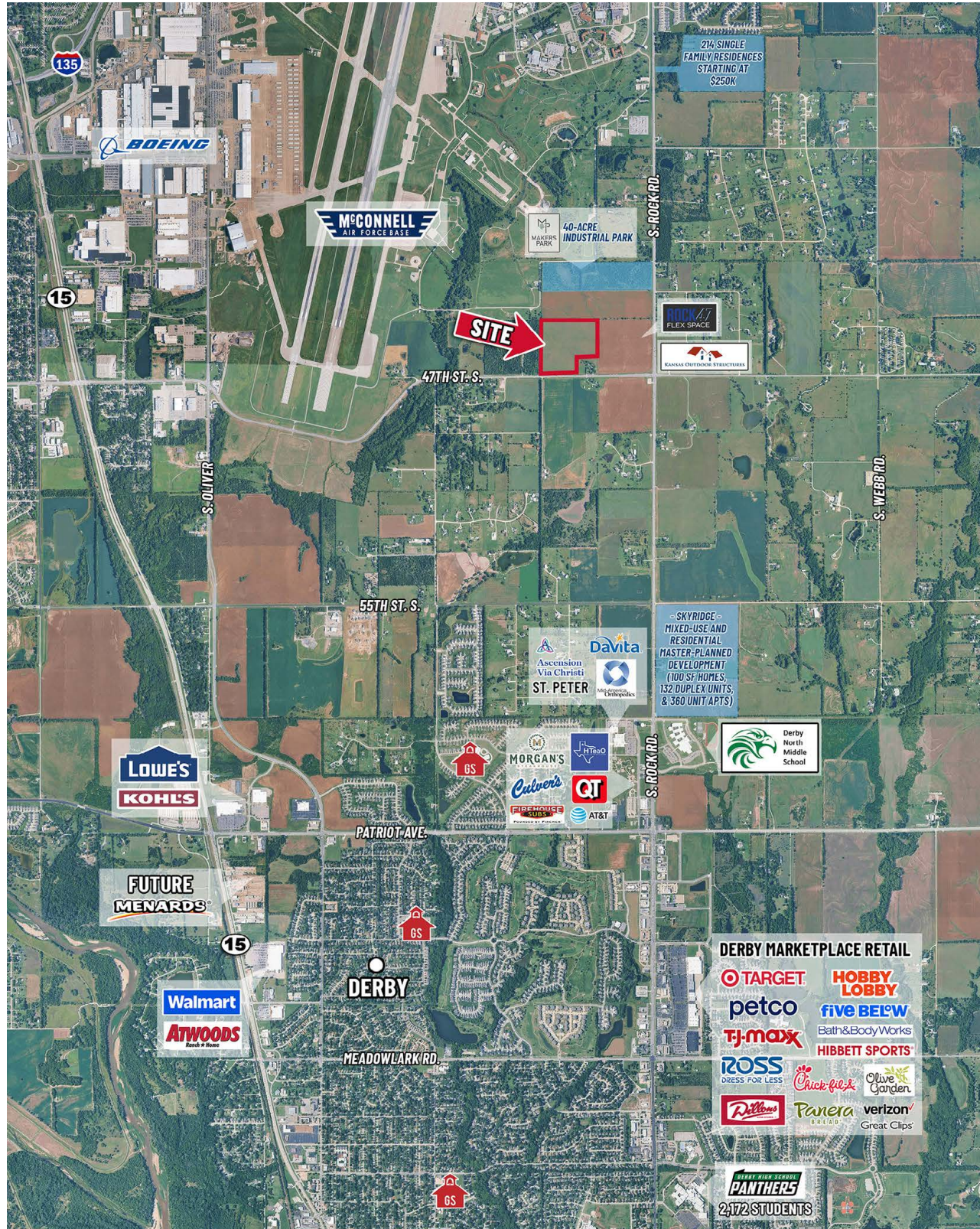


5 Miles

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WEIGAND
COMMERCIAL

AERIAL VIEW



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