







HYDRAULIC REDEVELOPMENT SITE

213 S. Hydraulic Ave., Wichita, KS 67211

SALE PRICE:
\$213,000






BUILDING SIZE:	4,814 SF
LOT SIZE:	13,275 SF
YEAR BUILT:	1935
ZONING:	CBD
TAXES:	\$2,184.28 General \$7.11 Specials

 4.46 Miles	 5.73 Miles	 4,429 Feet
 3.58 Miles	 2,027 Feet	 5.61 Miles

PROPERTY HIGHLIGHTS

- Property located a block south of Douglas in the Douglas Design District, an area of the city with more than 500 locally-owned businesses plus more than 100 murals by local artists.

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
 POPULATION	9,170	229,137	452,938
 AVG. HH INCOME	\$35,455	\$51,126	\$67,200
 MEDIAN AGE	31.9	35.3	36.5

TRAFFIC COUNTS

 S. HYDRAULIC AVE. & E. DOUGLAS AVE.	7,718 VPD
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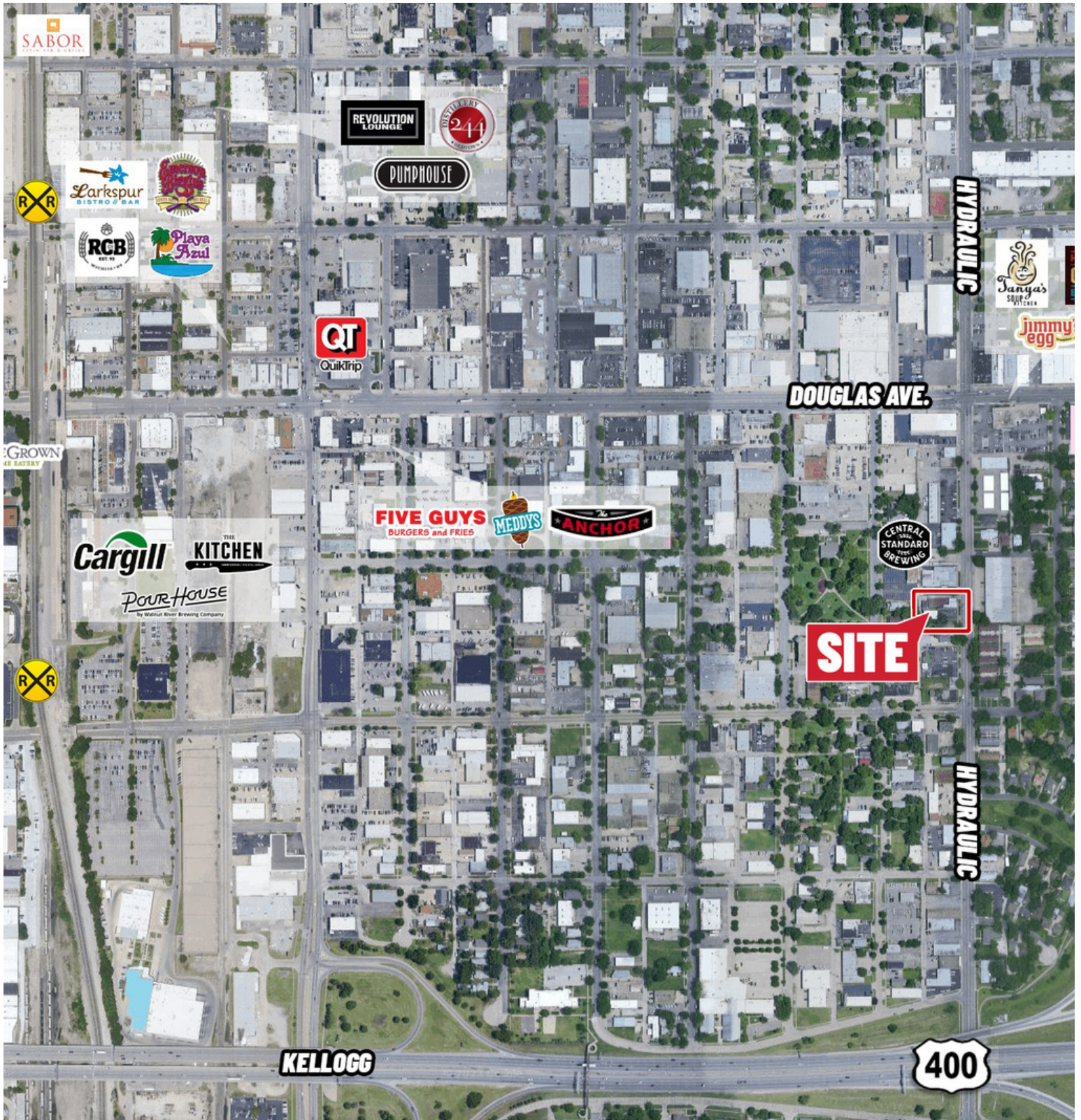
Offered exclusively by: **Kevin Howell**
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Matthew McClure
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