

## 29TH &amp; CROCO-RETAIL LAND

SE 30th Terr, Topeka, KS 66605

## PRICE REDUCED!



## PROPERTY SUMMARY

This land is surrounded by Regional and National retailers that bring heavy traffic to the area. A great investment/development opportunity for your next project! Located off 29th Street, east of Croco Road. Thunderbird Shopping Center is to the south and Bettis Sports Complex is to the west.

## Bettis Sports Complex 2024 Statistics:

- 44 baseball and soccer league games
- 3,700 baseball and soccer league participants with over 30,000 league game spectators
- 10 tournaments with 5,000 participants and over 13,000 spectators

(Not calculated are high school events or practice events)

## OFFERING SUMMARY

|               |             |
|---------------|-------------|
| Sale Price    | \$265,000   |
| 2025 RE Taxes | \$6,242.42  |
| Lot Size      | 1.53 Acres  |
| Zoning        | C-2 and R-1 |

## PROPERTY HIGHLIGHTS

- Retail development opportunity
- Quick access to I-70 and the Kansas Turnpike
- 10,025<sup>+/-</sup> vehicles/day on Croco; 6,685<sup>+/-</sup> on 29th

## DEMOGRAPHICS 1 MILE 2 MILES 3 MILES

|                   |          |          |          |
|-------------------|----------|----------|----------|
| Total Households  | 1,568    | 3,933    | 8,485    |
| Total Population  | 4,242    | 10,627   | 21,993   |
| Average HH Income | \$97,366 | \$84,566 | \$66,771 |

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