

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⁺ vehicles/day on Croco; 6,685⁺ 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

Listed By:

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