

**FOR SALE**

**1700-1745 Anderson Ave  
Manhattan, KS 66502**

**\$6,150,000**



## **PREMIER PROPERTY ADJACENT TO KANSAS STATE UNIVERSITY**

### **Property Highlights**

- 2-acre vacant lot adjacent to the main entry of K-State, a vibrant campus with an enrollment of 22,000
- Located on Anderson Avenue, a main arterial road with high traffic and visibility in the heart of Manhattan, KS.
- Currently zoned as residential, however the location provides a unique opportunity for either residential or commercial development
- Ready for development!

### **OFFERING SUMMARY**

**Sale Price:**

**\$6,150,000**

**Lot Size:**

**2 Acres**

**Zoning:**

**Vacant Lot (PUD & R)**



# BE PART OF SMART GROWTH IN MANHATTAN, KS



Located in the scenic Flint Hills region with a population of approximately 55,000, Manhattan features rolling hills, picturesque landscapes and a unique blend of educational, economic, cultural and natural advantages. It is home to Kansas State University, a prestigious land -grant institution and member of the Big XII athletic conference. K-State has an enrollment of 22,000 students and boasts a beautiful campus with modern facilities.

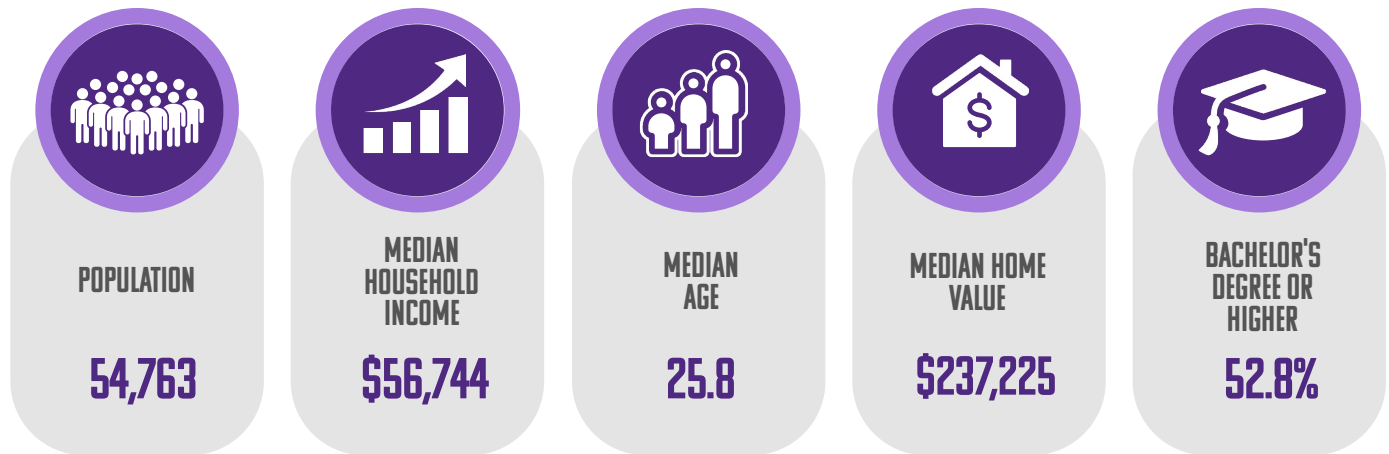
Manhattan is also home to the USDA National Bio and Agro-Defense Facility (NBAF). As NBAF prepares to inaugurate the first BSL-4 laboratory in the United States capable of accommodating cattle and other livestock, our region will solidify its position at the core of the Kansas City Animal Health corridor. This state-of-the-art facility is a national asset that will help protect the nation's agriculture, farmers and citizens against the threat and potential impact of serious animal diseases.

Additionally, Fort Riley, located 16 miles west of Manhattan, has a significant economic impact on the local community and the state of Kansas as a whole. Fort Riley is a major employer in the region and fosters the growth of businesses in Manhattan that cater to the needs of military personnel and their families. Fort Riley contributes over \$4 billion annually to the local economy. Its presence reinforces the stability and prosperity of our region.

Manhattan stands out with its unique combination of business-friendly environment, agricultural innovation expertise, and world-class research capacity, setting it apart from any other location you may be considering.



# CITY OF MANHATTAN, KS DEMOGRAPHICS



Sources: U.S. Census Bureau 2022; Census.gov; City-Data.com





# PROXIMITY TO K-STATE



Aerial view from the northwest



Ground view from the southwest facing campus



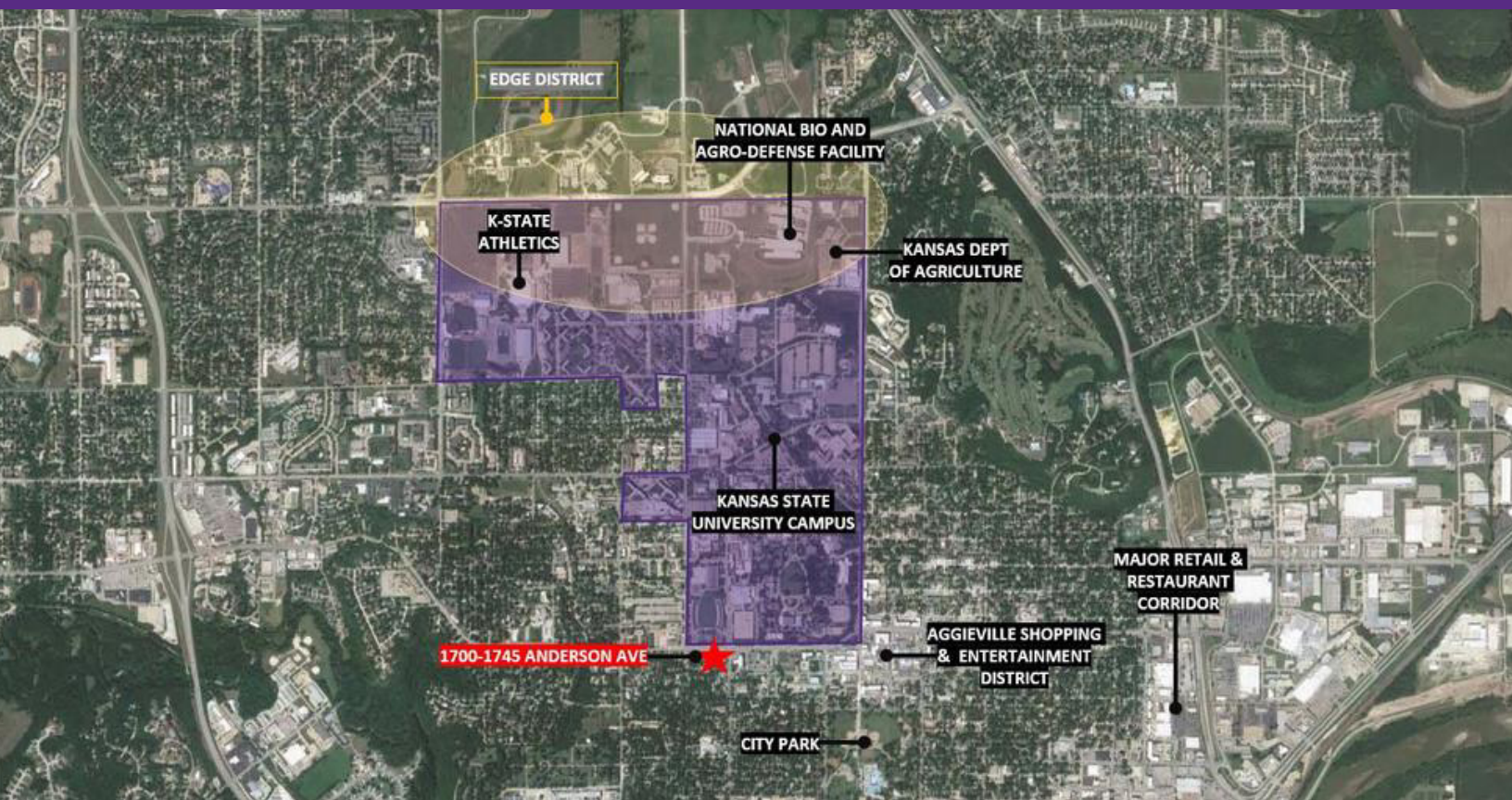
Ground view from the east facing campus



# IDEAL LOCATION

This property offers easy access to Kansas State University, vibrant downtown attractions, and a wide variety of local amenities just steps away.

- High visibility on a main thoroughfare in town
- Steps away from the K-State campus
- Within walking distance to Aggieville—Manhattan's oldest shopping and entertainment district, consisting of many restaurants, coffee shops and retail stores.
- Within walking distance to City Park, a 45-acre park containing a public swimming pool, recreation fields, pavilion, ample green space for leisure, and much more.
- 1 mile from downtown Manhattan and 1.5 miles from a major retail and restaurant corridor
- Just a few minutes from the Edge District, an expansive commercial, educational and research corridor located along the north side of campus







## Contact us



### **Sherilyn McRell**

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**KANSAS STATE UNIVERSITY**  
**FOUNDATION**

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