



# DEVELOPMENT LAND NEAR MERIDIAN & 53RD

FOR SALE S. OF SW/C AT MERIDIAN & 53RD ST., WICHITA, KS 67204

<b>SALE PRICE</b>	\$620,500 (\$15.00/SF)
<b>LOT SIZE</b>	41,382 SF
<b>ZONING</b>	LC
<b>2025 TAXES</b>	GENERALS: \$4.18 SPECIALS: \$0

### PROPERTY HIGHLIGHTS

- Prime northwest Wichita location at the intersection of 53rd St. and Meridian with excellent visibility and frontage along Meridian.
- Ideal location for restaurant, office, medical and retail users.
- Located within a growing trade area with ongoing residential and commercial development.
- Convenient access to I-235.
- Cross access easements in place throughout the development.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	3,022	15,234	72,395
AVG. HH INCOME	\$105,496	\$90,453	\$91,821
MEDIAN AGE	46	40	39
<b>TRAFFIC COUNTS</b>			
MERIDIAN AVE. & 53RD ST. N.	16,376 VPD		



### HIGHWAY ACCESS

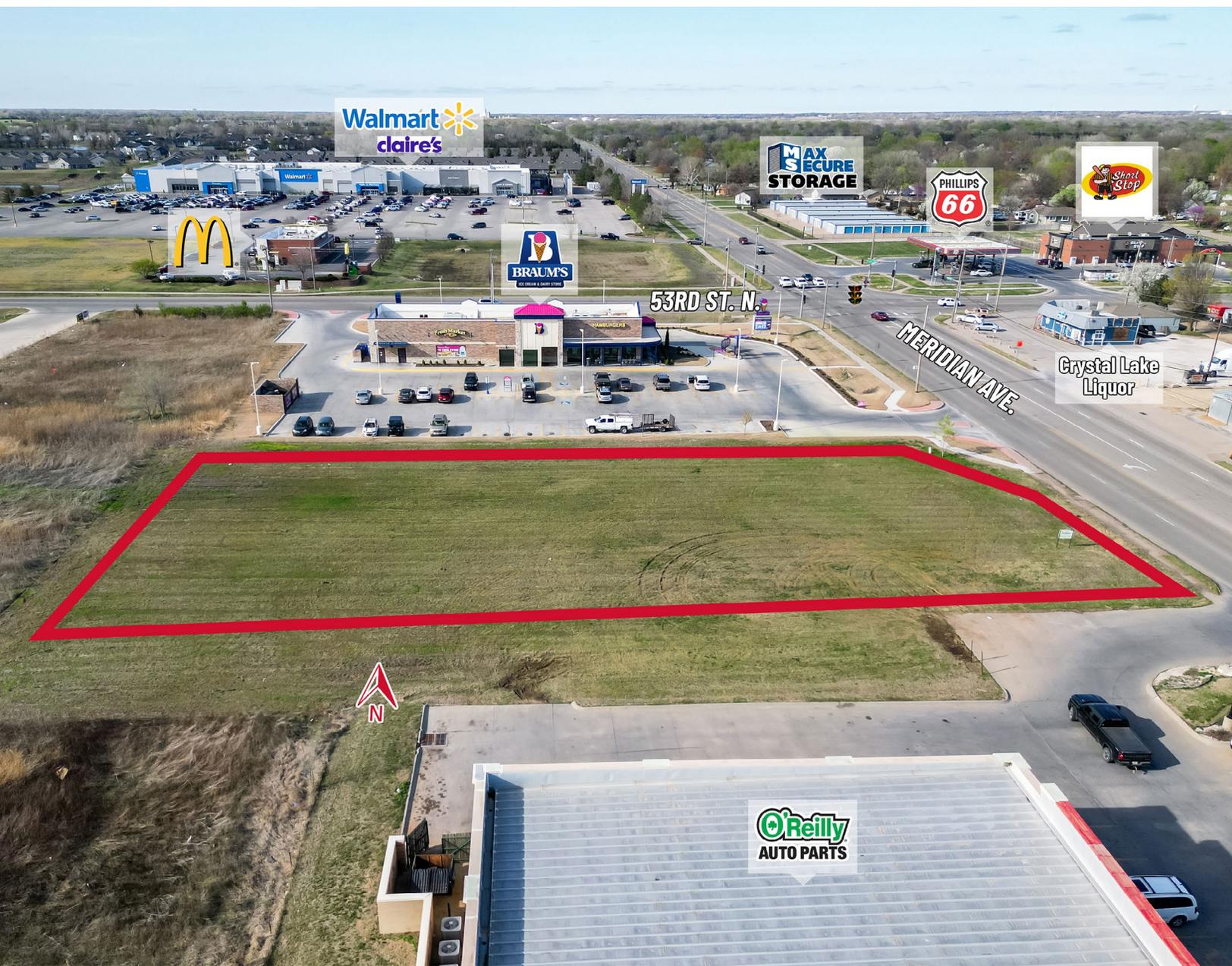


# DEVELOPMENT LAND NEAR MERIDIAN & 53RD

FOR SALE S. OF SW/C AT MERIDIAN & 53RD ST., WICHITA, KS 67204

**WEIGAND**  
COMMERCIAL

## AERIAL OVERVIEW



All information furnished regarding property for sale, lease, exchange or financing is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification. Agent hereby notifies prospective buyer/lessee that (a) Agent will be acting as an agent of seller/lessor with the duty to represent seller/lessor's interest; (b) Agent will not be the agent of buyer/lessee; and (c) Information given to Agent will be disclosed to seller/lessor.



Christi Royse, CCIM  
316-292-3919  
croyse@weigand.com

Whitney Vliet Ward  
316-292-3900  
wward@weigand.com

Weigand Real Estate - Commercial  
Office: 316-262-6400  
Weigand.com