

WEIGAND

COMMERCIAL

1 STOP
TRAILER SALES**GTG**
GRASS TRUCK GROUP**Peterbilt****Eddy's**
CHRYSLER
DODGE JEEP RAM**Brady**
Nursery**SITE****RESTHAVEN**
GARDENS OF MEMORY & FUNERAL HOME**Mid-America**
Orthopedics**S. 119TH ST. W.****W. KELLOGG****54 400****W. KELLOGG****IGTCARS****AUTO MASTERS USED CARS****Quick Lane**
TIRE & AUTO CENTER**McHambelton**
mhford.com WICHITA

WEST KELLOGG DEVELOPMENT LAND

11300 BLOCK W. KELLOGG AVE., WICHITA, KS 67209**FOR SALE \$3.50/SF****SITE SIZE****244,157± SF (5.6± A)****ZONING****LIMITED INDUSTRIAL****UTILITIES****ELECTRICITY, GAS,
WATER, SANITARY SEWER****2024 EST. TAXES****GENERALS: \$537.15****SPECIALS: \$854.55****PROPERTY HIGHLIGHTS**

- Rare opportunity to purchase development land on W. Kellogg/US Hwy. 54.
- Site accessible via Frontage Road from Maize Road.
- Excellent visibility.

AREA NEIGHBORS**McHambelton**
mhford.com WICHITA**Eddy's**
CHRYSLER
DODGE JEEP RAM**Brady**
Nursery**Mid-America**
Orthopedics**DEMOGRAPHICS****1 MILE****3 MILES****5 MILES****POPULATION**

7,812

39,317

88,018

**AVG. HH INCOME**

\$99,147

\$99,633

\$85,612

**MEDIAN AGE**

36.1

41.7

39.0

TRAFFIC COUNTS**KELLOGG & MAIZE**

53,900 VPD

KELLOGG & 119TH

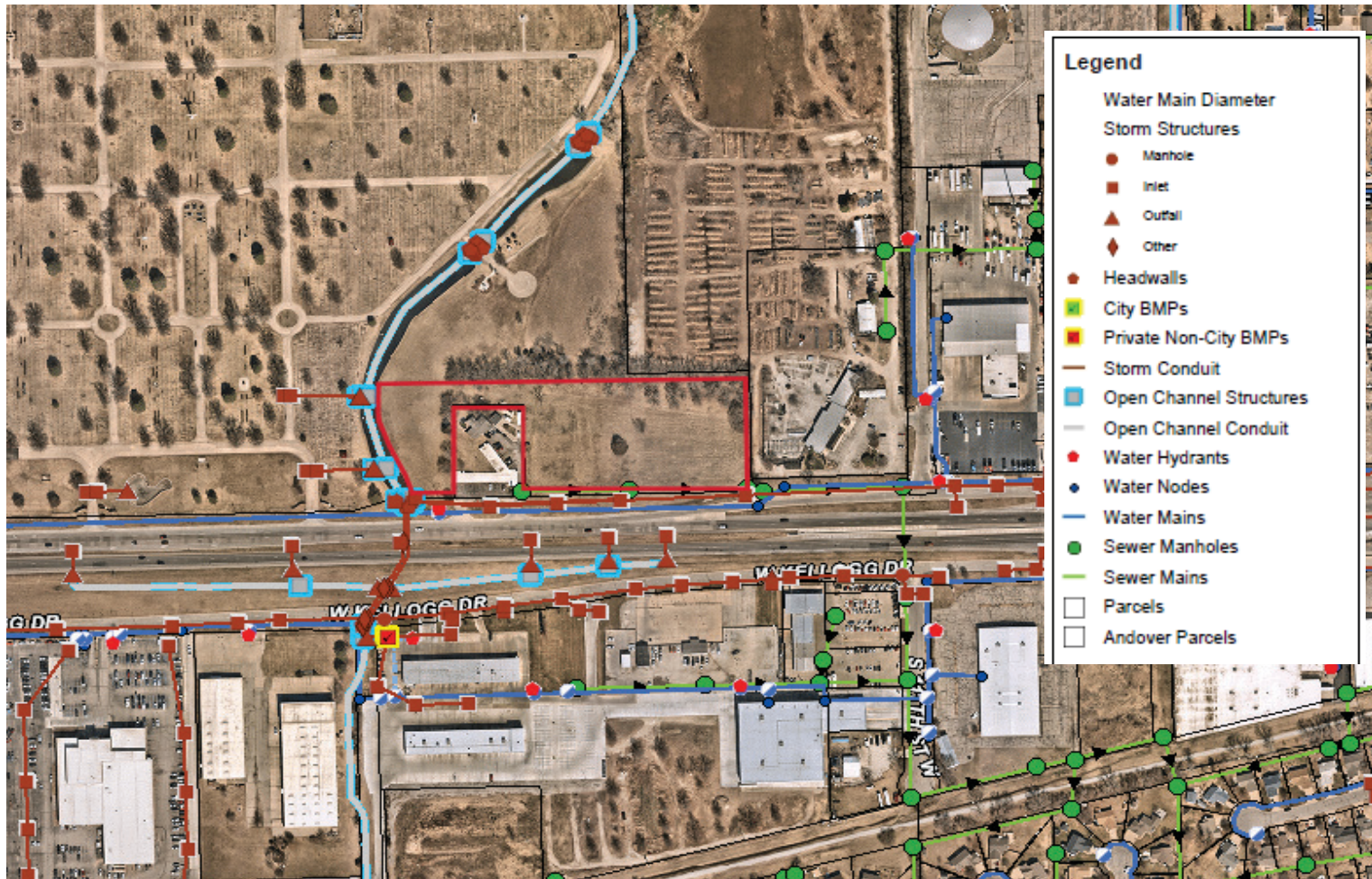
48,437 VPD

**Grant Tidemann, SIOR | 316-292-3908 | tidemann@weigand.com****Weigand Real Estate - Commercial****Office: 316-262-6400****Weigand.com**

WEST KELLOGG DEVELOPMENT LAND FOR SALE 11300 BLOCK W. KELLOGG AVE., WICHITA, KS 67209

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UTILITY MAP



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 a designated agent of seller/lessor with the duty to represent seller/lessor's interest; and (b) Information given to Agent will be disclosed to seller/lessor.



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This aerial map shows a commercial area in St. Louis, Missouri. The central focus is a red-outlined lot labeled "SITE" with a red arrow pointing to it. This lot is located just north of W. Kellogg and east of S. 119th St. W. The surrounding area includes several businesses and landmarks:

- North of W. Kellogg:** Resthaven, Brady Nursery, GTG, Eddy's, Gerber, All States, State Bank, Scooters' Corner, and CIT.
- Along W. Kellogg:** Highway shields for 54 and 400 are visible.
- South of W. Kellogg:** Quick Lane Tire & Auto Center, iGoTCARS, and a large parking lot.
- Along S. 119th St. W.:** Toy Factory, Resthaven, and a large pond.
- Along S. Maize Rd.:** Beechcraft, Delta, and Jantzen.

The map also shows a residential area with a large pond to the south and a golf course to the west.



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