



4.9± ACRES OF HIGH-POTENTIAL DEVELOPMENT LAND FOR SALE 501 VINE ST., HAYS, KS 67601

SALE PRICE:	\$1,950,000
SITE SIZE:	4.90 Acres
# OF BUILDINGS:	2
BUILDING SIZE:	
BUILDING 1	1,557 SF
BUILDING 2	735 SF
ZONING:	C2 - General Commercial
2023 TAXES:	Generals: \$10,883.10 Specials: \$0.00

PROPERTY HIGHLIGHTS

- 4.9± acre development opportunity ideally positioned just 2.2 miles from Fort Hays State University, offering strong visibility and accessibility within the Hays market.
- Two established buildings on-site, providing immediate functionality with the flexibility to redevelop or expand for future use.
- Prime location for mixed-use or commercial development, surrounded by established businesses and a growing student and residential population.
- Area neighbors include:



DEMOGRAPHICS	3 MILE	5 MILES	10 MILES
POPULATION	21,609	23,381	25,827
AVG. HH INCOME	\$80,865	\$84,737	\$86,536
MEDIAN AGE	32.9	33.3	34.4

TRAFFIC COUNTS

	HWY. 183 & VINE ST.	8.205 VPD
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ADDITIONAL PHOTOS



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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AERIAL VIEW



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