



WEIGAND
COMMERCIAL

DEVELOPMENT LAND WITH HWY. K-96 FRONTAGE

FOR SALE 3200 BLOCK N. CYPRESS ST., WICHITA, KS 67226

SALE PRICE \$1,130,000.00 (\$8.01/SF)
LOT SIZE 3.24 ± ACRES
ZONING LIMITED INDUSTRIAL
2025 TAXES GENERALS: \$10,181.41
 SPECIALS: \$626.67

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	4,926	45,358	109,966
AVG. HH INCOME	\$109,743	\$125,210	\$120,414
MEDIAN AGE	37.6	38.2	36.0

TRAFFIC COUNTS	
HWY. K-96 & ROCK RD.	33,938 VPD
HWY. K-96 & WEBB RD.	24,168 VPD

PROPERTY HIGHLIGHTS

- Highly visible development opportunity along Hwy. K-96 near Rock Rd. and Webb Rd.
- Excellent location for medical and office users.
- Area neighbors include:



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

WEIGAND
COMMERCIAL

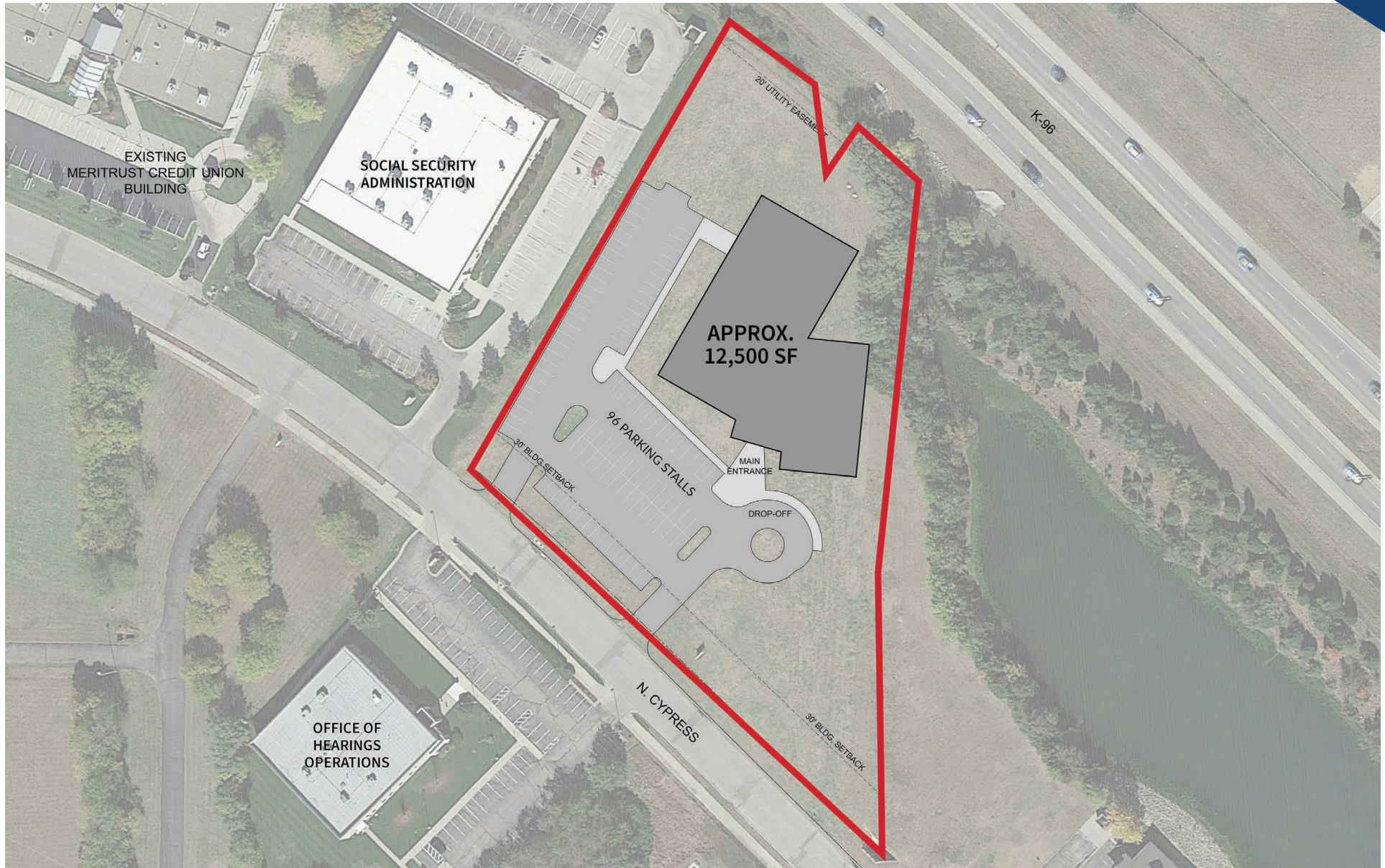
[illegible]

DEVELOPMENT LAND WITH HWY. K-96 FRONTAGE

FOR SALE 3200 BLOCK N. CYPRESS ST., WICHITA, KS 67226

WEIGAND
COMMERCIAL

CONCEPTUAL SITE PLAN



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

DEVELOPMENT LAND WITH HWY. K-96 FRONTAGE

FOR SALE 3200 BLOCK N. CYPRESS ST., WICHITA, KS 67226

WEIGAND
COMMERCIAL

AERIAL VIEW



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