



NE OFFICE WAREHOUSE/FLEX DEVELOPMENT LAND FOR SALE/BUILD-TO-SUIT 27TH ST. & BOULDER DR., NW/C, WICHITA, KS 67226

AVAILABLE SF	24,178 - 87,108± SF
SALE PRICE	CONTACT BROKER
ZONING	LIMITED COMMERCIAL
2025 TAXES	GENERALS: \$1.07 SPECIALS: \$5,089.07

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	3,379	30,606	102,707
AVG. HH INCOME	\$176,187	\$167,251	\$135,866
MEDIAN AGE	37.0	39.6	37.5

TRAFFIC COUNTS	
GREENWICH ROAD	10,486 VPD
HWY. K-96	30,150 VPD

PROPERTY HIGHLIGHTS

- Prime development opportunity in NE Wichita for office-warehouse / flex industrial users in NE Wichita.
- Lots available for sale or build-to-suit offering flexibility for owner-occupants, users, and/or investors.
- Close proximity to Hwy K-96 and Greenwich Road, providing easy access to anywhere in Wichita.
- Ideal for contractors, service businesses, showroom-warehouse users, and small-bay industrial tenants.
- Located in one of NE Wichita's fastest-growing corridors, surrounded by strong residential growth and expanding commercial development.
- Strong demographics and workforce base, with over 100,000 residents within five miles and high household incomes supporting local service businesses.



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SITE PLAN

PARCEL	LOT SIZE	BUILDING SIZE	SALE PRICE
Parcel A	29,140± SF	7,800± SF	Contact Broker
Parcel B	24,178± SF	7,800± SF	Contact Broker
Parcel D	33,790± SF	7,800± SF	Contact Broker

