



LANDMARK
COMMERCIAL

GROCERY ANCHORED PAD SITE

233 N MAIN, HAYSVILLE, KS

SCOTT HARPER, CCIM | 316.262.2442 | www.landmarkrealestate.net

All information is deemed to be accurate, however, Broker makes no guarantee as to the accuracy of the terms and conditions represented herein.

PROPERTY SUMMARY

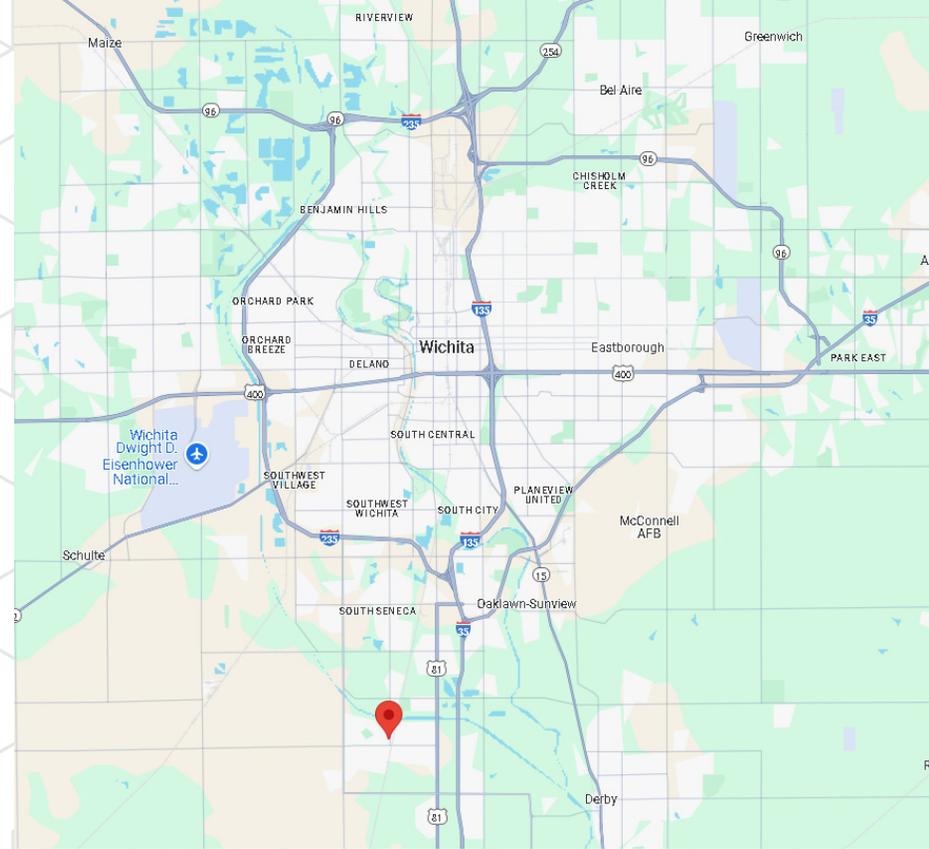
SALE PRICE **\$195,000**

AVAILABLE LAND **21,000 SF**

ZONING **D-Light Commercial**

HIGHLIGHTS

- CITY DEVELOPMENT INCENTIVES AVAILABLE
- LOCATED IN CLOSE PROXIMITY TO COPPER TAIL, A NEW 15 ACRE MIXED USE DEVELOPMENT AND A NEW 64 ACRE DEVELOPMENT UNDERWAY
- USE RESTRICTIONS APPLY: CONTACT BROKER FOR DETAILS



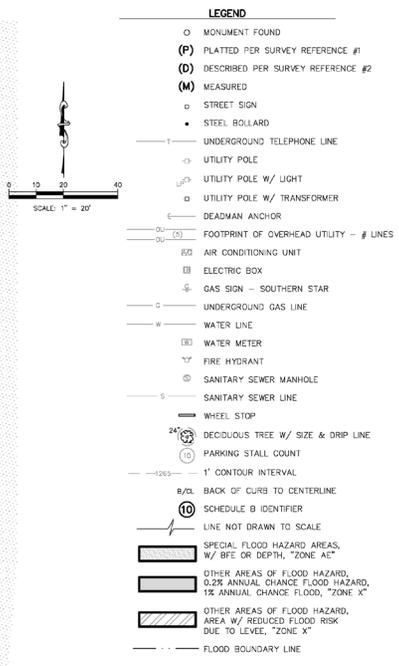
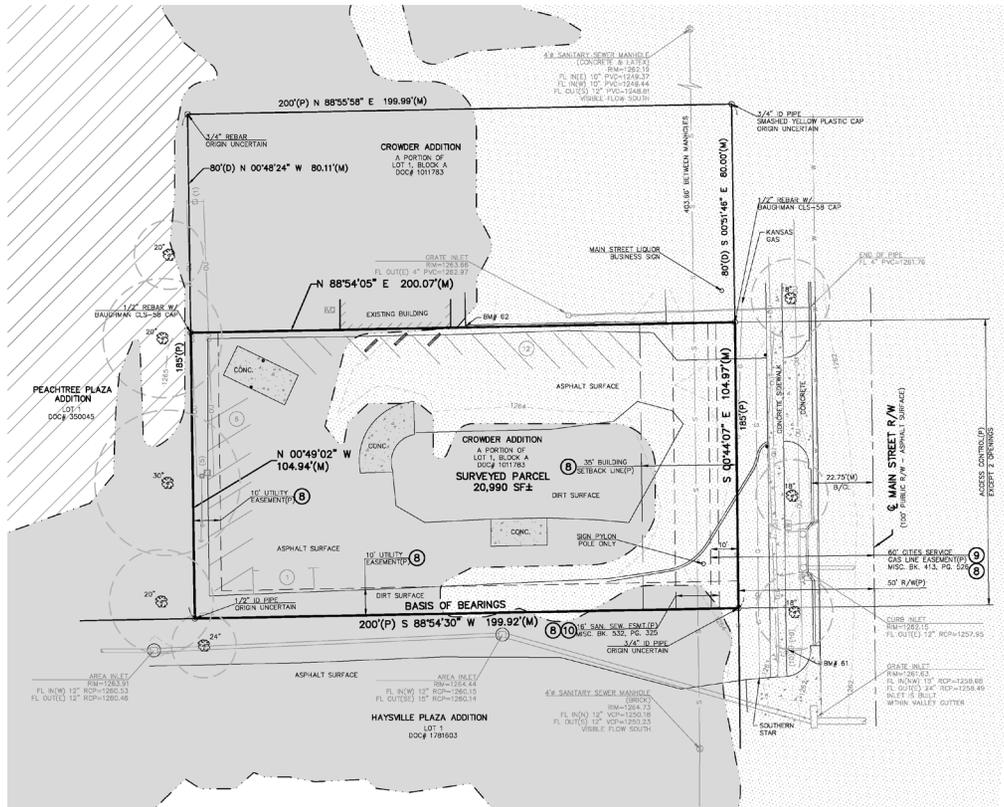
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	7,743	23,469	59,821
HOUSEHOLDS	2,988	9,007	22,882
AVG HH INCOME	\$74,138	\$85,881	\$77,238

SURVEY

ALTA/NSPS LAND TITLE SURVEY

LOT 1, BLOCK A, CROWDER ADDITION
HAYSVILLE, SEDGWICK COUNTY, KANSAS



DATUM BENCHMARK:
DATUM IS U.S. SURVEY FEET AND REFERS TO NAVD83 DATUM DERIVED FROM CONNECTIONS TO THE SEDGWICK COUNTY CORS NTRIP NETWORK. ORTHOMETRIC HEIGHT WAS CALCULATED USING THE GED018 MODEL.

BENCHMARKS:
BM #61 FOUND RAILROAD SPIKE IN WEST FACE OF POWER POLE 24'± SOUTHEAST FROM SOUTHWEST CORNER OF SURVEYED PROPERTY. ELEV=1264.30
BM #62 CHISELED "SQUARE" CUT IN SIDEWALK, EAST SEE OF EXISTING BUILDING, NORTH OF SURVEYED PROPERTY. ELEV=1264.62

TABLE "A" NOTES:
TABLE A ITEMS NOT ADDRESSED BELOW ARE ADDRESSED ON THE FACE OF THE SURVEY OR UNDER OTHER HEADINGS ON THIS OR OTHER SHEETS.

- ADDRESS: 233 N MAIN ST, HAYSVILLE, KS 67202 (NOT POSTED)
- GROSS LAND AREA: 20,990 SF± / 0.48 AC
- VERTICAL RELIEF WAS ESTABLISHED BY GROUND SURVEY.
- CONTOUR INTERVAL IS 1.0 FOOT.
- NO BUILDINGS EXIST ON SURVEYED PROPERTY.
- THERE ARE 19 DESIGNATED PARKING SPACES LOCATED ON SURVEYED PROPERTY 19 STANDARD AND 0 HANDICAPPED DESIGNATED SPACES.
- THERE WAS NO OBSERVABLE EVIDENCE OF CURRENT EXISTING WORKS, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

SURVEY REFERENCE:
1. CROWDER ADDITION TO HAYSVILLE, SEDGWICK COUNTY, KANSAS RECORDED IN DOC# 1011783.
2. STATUTORY WARRANTY DEED RECORDED AS DOC# 29380080.

TITLE COMMITMENT SCHEDULE A DESCRIPTION (DOC# 29380080):
LOT 1, EXCEPT THE NORTH 60 FEET, BLOCK A, CROWDER ADDITION TO HAYSVILLE, SEDGWICK COUNTY, KANSAS.

TITLE COMMITMENT:
SECURITY 1ST TITLE, AN AGENT FOR FIRST AMERICAN INSURANCE COMPANY COMMITMENT NO. C-N13013386-00-2 COMMITMENT DATE, JANUARY 30, 2023 @ 7:00 AM

SCHEDULE B - PART II ITEMS:
PER PARAGRAPH 6.01 OF THE MINIMUM STANDARDS DETAILS REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, EASEMENTS AND OTHER SURVEY-RELATED MATTERS BURDENING THE SURVEYED PROPERTY AND IDENTIFIED IN THE TITLE EVIDENCE PROVIDED TO OR OBTAINED BY THE SURVEYOR ARE SUMMARIZED BELOW. THE SURVEYOR'S NOTES ARE IN REGARD TO THE LEGAL DESCRIPTION OF THE DOCUMENT ONLY AND DO NOT PURPORT TO GIVE A LEGAL OPINION FOR THE ITEM LISTED. ITEMS NOT LISTED ARE EITHER NOT MATTERS OF SURVEY OR DO NOT CONTAIN A LEGAL DESCRIPTION.

- THE FOLLOWING MATTERS SHOWN ON OR DISCLOSED BY THE RECORDED PLAT REFERRED TO IN THE LEGAL DESCRIPTION: BUILDING SEBACK LINES AND EASEMENTS. (CROSSES THE SURVEYED PROPERTY AND ITS LOCATION IS SHOWN)
- AN EASEMENT FOR PIPELINE RECORDED IN/ON MISC. BOOK 165, PAGE 399; (COVERS ENTIRE SURVEYED PROPERTY AND IS A BLANKET EASEMENT) CONFIRMED IN MISC. BOOK 413, PAGE 526. (CROSSES THE SURVEYED PROPERTY AND ITS LOCATION IS SHOWN)
- AN EASEMENT FOR SEWER RECORDED IN/ON MISC. BOOK 532, PAGE 325. (CROSSES THE SURVEYED PROPERTY AND ITS LOCATION IS SHOWN)
- AN EASEMENT FOR DRAINAGE RECORDED IN/ON FILM 271, 302. (COVERS ENTIRE SURVEYED PROPERTY AND IS A BLANKET EASEMENT)

SURVEYOR CERTIFICATION:
TO LOVING CUP, LLC, A MISSOURI LIMITED LIABILITY COMPANY, ENTERPRISE BANK AND TRUST, SECURITY 1ST TITLE, FIRST AMERICAN TITLE INSURANCE COMPANY, AND NETCO COMMERCIAL PROPERTIES, LLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(G), 7(H), 8, 9, 16, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 13, 2023.
DATE OF PLAT OR MAP: FEBRUARY 22, 2023
(AN ORIGINAL SEAL AND SIGNATURE IN BLUE INK SIGNIFIES THE CERTIFICATION OF THE ENTIRE FACE OF THIS DOCUMENT AND ALL OF ITS CONTENT.)

TRENTON C. HENDRICKS
197
KANSAS
12/31/24

KAW VALLEY ENGINEERING
233 N MAIN STREET
HAYSVILLE, KANSAS 67206

PROJECT NO. 2302
DATE: 02/22/2023
ORDERED BY: CH
DRA: 1302ALTA
REVISION: 1 OF 1

PROJECT: LOVING CUP, LLC
201 NW 11TH STREET
BLUE SPRINGS, MO 64015

PH: (316) 440-4301 | FAX: (316) 440-4309
H: 8:00am - 5:00pm | www.kawvalley.com

KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/24

UNDERGROUND UTILITY STATEMENT:
WITH REGARD TO UNDERGROUND UTILITIES, INFORMATION FROM THE SOURCES LISTED HEREON WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.C.IV. OF THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, WHERE ADDITIONAL, OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

FLOOD STATEMENT:
THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN HEREON IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. THE SURVEYED PROPERTY LIES WITHIN SPECIAL FLOOD HAZARD AREAS, WITH BFE OR DOPPI: "ZONE AE" & OTHER AREAS OF FLOOD HAZARD, 0.2% ANNUAL CHANGE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANGE FLOOD "ZONE X" AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP NUMBER 2017300503G, REVISED DATE DECEMBER 22, 2018.
"ZONE AE" HAS A BFE OF 1264 AS DETERMINED FROM THE FIRM MAP.
THERE IS A LOMA ON FILE WITH FEMA FOR A PREVIOUS STRUCTURE.

GENERAL NOTES:
1. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH LAWS AND MINIMUM STANDARDS FOR THE STATE OF KANSAS.
2. KANSAS ONE-CALL TICKET # 23048991
3. ALL BOUNDARY LINES OF THE SURVEYED PROPERTY ARE CONTIGUOUS WITH THE ADJOINING PARCELS.
4. THE PROPERTY HAS DIRECT ACCESS TO MAIN STREET, A DEDICATED PUBLIC STREET.
5. THE SURVEY PROPERTY IS THE SAME AS THE REAL PROPERTY DESCRIBED IN SCHEDULE A OF THE TITLE COMMITMENT REFERENCED HEREON AND DESCRIBED IN THE STATUTORY WARRANTY DEED RECORDED IN DOC# 29380080.

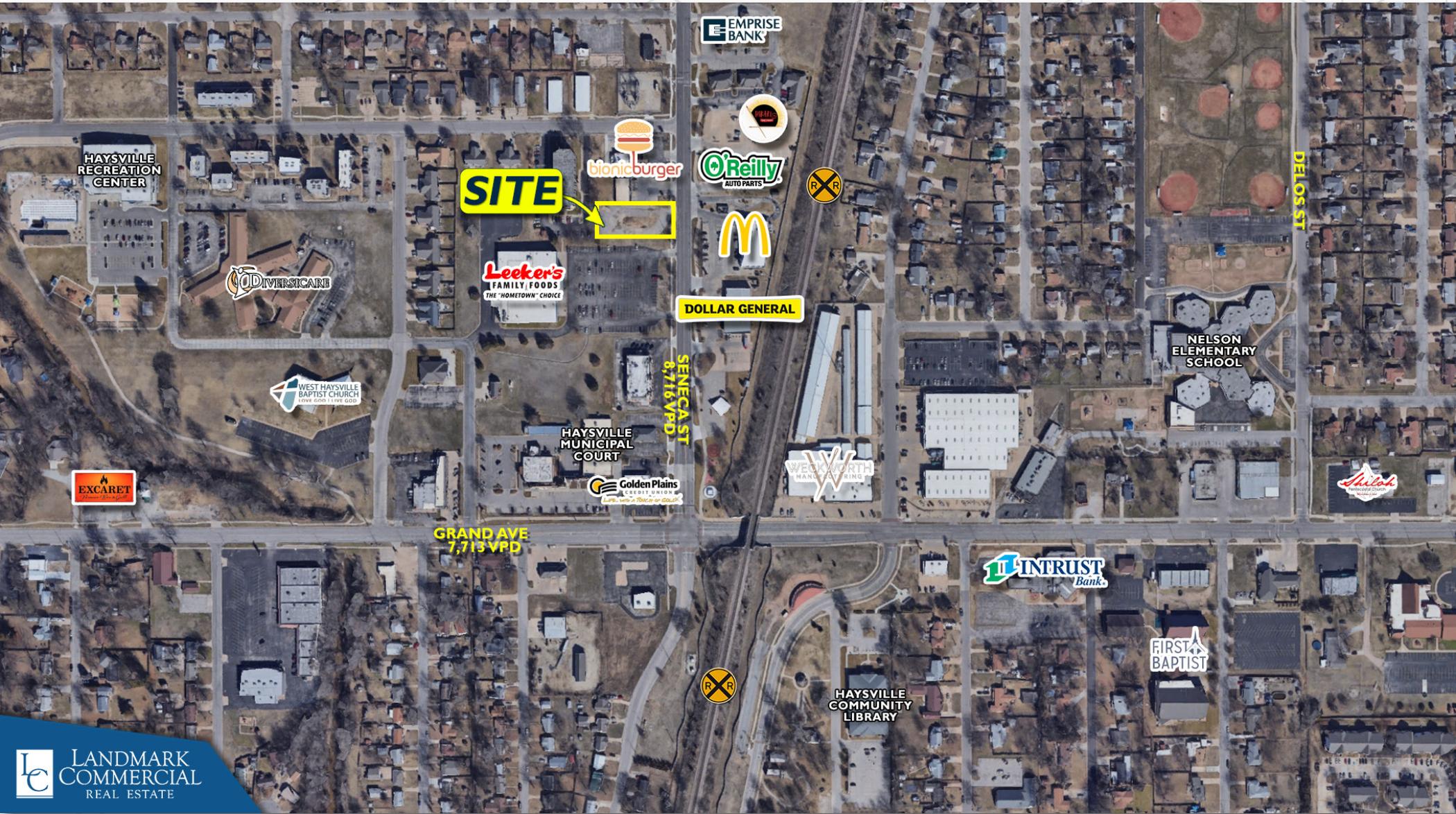
BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS AN ASSUMED BEARING OF S 88°54'30" W ON THE SOUTH LINE OF LOT 1, BLOCK A, CROWDER ADDITION TO HAYSVILLE, SEDGWICK COUNTY, KANSAS.

POTENTIAL ENCROACHMENTS:
WITHOUT EXPRESSING A LEGAL OPINION AS TO OWNERSHIP OR NATURE, POTENTIAL ENCROACHMENTS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK FOR THIS SURVEY ARE LISTED AS FOLLOWS:
THERE ARE NO APPARENT ENCROACHMENTS AS OF THE DATE OF THIS SURVEY.

THIS SURVEY DEPICTS THE FEATURES OBSERVABLE IN THE PROCESS OF CONDUCTING THE FIELDWORK FOR THIS SURVEY. THEREFORE, SOME POTENTIAL ENCROACHMENTS MAY NOT HAVE BEEN OBSERVED, ARE NOT OBSERVABLE, OR ARE NOT THE OPINION OF THE SURVEYOR. IT MAY BE THE OPINION OF OTHERS, THERE ARE POTENTIAL ENCROACHMENTS NOT LISTED. AN ENCROACHMENT IS A LEGAL MATTER AND CAN ONLY BE ESTABLISHED OR DENIED BY THE JUDICIAL SYSTEM.

ZONING:
PER ZONING LETTER DATED FEBRUARY 9, 2023, PROVIDED BY CLIENT.
EXISTING ZONE: LC

AERIAL





156 North Emporia
Wichita, Kansas 67202
www.landmarkrealestate.net

For More Information:

SCOTT HARPER, CCIM
VICE PRESIDENT & ASSOCIATE BROKER

Mobile: 316.262.2442
sharper@landmarkrealestate.net



ABOUT LANDMARK

Landmark Commercial Real Estate, Inc. has extensive experience in the leasing and sales of retail, office, restaurant and industrial properties, as well as property management. We represent both Owners and Tenants/Buyers. Our extensive experience with both sides of the transaction gives us added insight in negotiating transactions that work for both parties. Landmark Commercial Real Estate maintains a large property database, which we utilize to provide Tenants with quick and reliable information. Landmark is also experienced in all phases of commercial real estate development including evaluation, conception, site selection, site planning, developmental services, construction management and leasing.

Landmark prides itself on our success in focusing on leasing and marketing properties for sale, lease and development. Many of the properties we handle are owned by institutional owners, investors and developers, who demand a high level of reporting and results. We are selective in the Listings that we accept, and we provide a commitment to results through implementation of a strategic marketing plan on every property.

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