

DRONE



PROPERTY SUMMARY

GROUND LEASE OR BUILD TO SUIT

Contact Broker

LOT SIZE

22,444 SF

SITE DIMENSIONS

103' X 200'

ZONING

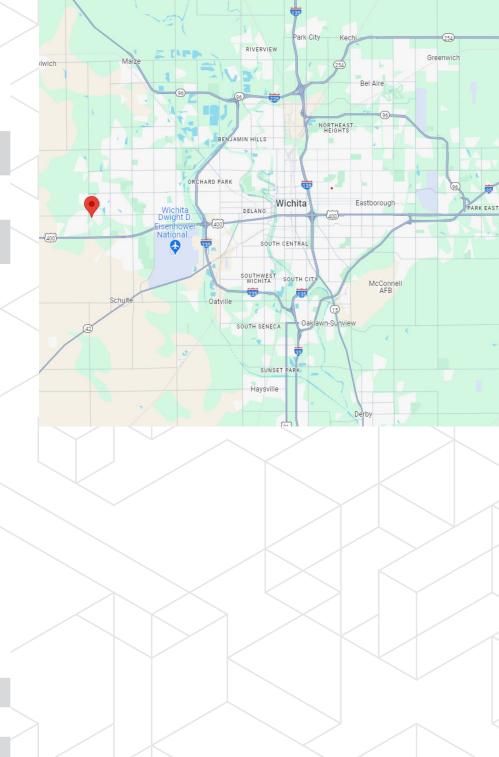
LC - Some restrictions apply

HIGHLIGHTS

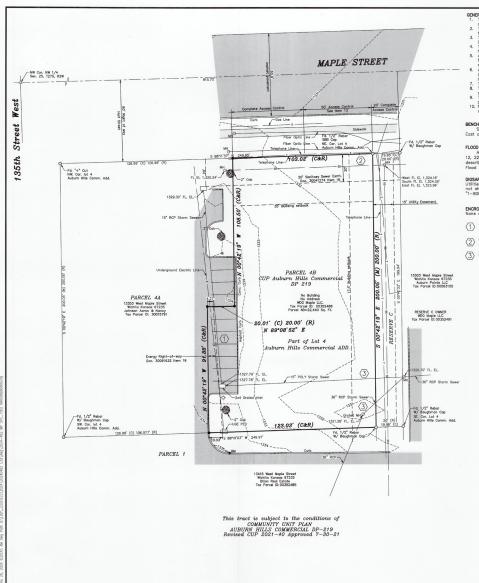
- LAST REMAING GROCERY ANCHORED PAD SITE AT INTERSECTION, FOR GROUND LEASE OR BUILD TO SUIT
- TRAFFIC COUNT: 18,734 VPD AT 135TH AND MAPLE
- OUTPARCEL TO DILLONS
- LOCATED WITHIN THE EXCLUSIVE AUBURN HILLS NEIGHBORHOOD
- ESTABLISHED RAPIDLY RETAIL TRADE AREA WITH SEVERAL NATIONAL TENANTS NEARBY
- QUICK ACCESSIBILITY TO GODDARD AND WESTERN SEDGWICK COUNTY VIA KELLOGG (US-400)
- NEAR GODDARD'S EISENHOWER SCHOOL CAMPUS SERVING K-12
- Near the 76 unit Porchlight at Auburn Hills, Wichita's first build to rent community

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	2,213	14,469	31,890
Households	6,503	39,318	82,889
AVG HH INCOME	\$143,165	\$113,593	\$103,617



SURVEY



survey.

9. There are no proposed changes in the street right-of-way line affecting the

property.

10. No evidence of earthmoving work, building construction or building additions observed during the survey.

According to Flood Insuronce Rate Map No. 20173003366 (Effective date 12, 22, 2016) published by the Federal Emergency Management Agency, the described property lies within Zone "X", which is defined as "Area of Minimal Flood Hazard"

Utilities shown were located by respective owners. Any Utilities not shown are due to no response to Kansas One Coll "1-800-DIG-SAFE" Ticket #24298472

ENCROACHMENT NOTES:

1 Curb & parking area along West property line are a potential

2 Potential Encroachment of underground telephone line not confined to easement in the northeast corner.

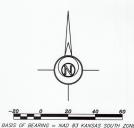
(3) Potential Encroachment of storm sewer not confined to easement.

- Asphalt

CLOSURE TABLE



WICHITA, KANSAS VICINITY MAP



Net Area: 22,444 Sq. Ft.

or 0.52 ocres Maximum Building Coverage: 6,733.2 Sq. Ft

O' 30 Percent
Maximum Grose Floor Area: 7850-785 Sp. FL
Maximum Number of Buildings: One (1)
Maximum Number of Buildings: One (1)
Maximum Number height to conform to Chapter 28.08 Code of the City of Wichita, but shall be not greater than 35 feet.
Sathouse:
Sathouse:
Sath Line 17.5 feet.
Purposed Uses: All uses allowed in "Lo" Zoning (Except: General Provision g21)

ZONING INFORMATION SHOULD BE VERIFIED PRIOR TO ANY IMPROVEMENTS, CONTACT CITY OF WICHITA PLANNING AND ZONING DEPARTMENT.

DESCRIPTION OF RECORD.

Title Commitment No. C-983075237-GD; DATED MAY 9, 2024 © 7:00 AM

Part of Let 4, Auburn Hills Commercial Addition, City of Wichita, Sedgerick County, Konsas being described as

fallows: Edgerings at the Northwest corner of said Let 4, Human N825927C doing the North line of said Lut, 126.38

fallows: Edgerings at the Northwest corner of said Let, Human N825927C doing the North line of said Lut, 126.38

SOURCESTW, 200.00 feet to the Southwest corner of said Let, thence \$88595027W, doing the South line of said Let,
123.03.1 set; Innere N0002537E (108.5) feet themes \$98595027W, 200.00 feet to the Point Vision of the North Let 123.03.1 set; Innere N000253TE (108.5) feet themes \$1000257E (108.5) feet to the Point Vision Northwest Northwes

ITEMS CORRESPONDING TO SCHEDULE B, PART II EXCEPTIONS OF TITLE COMMITMENT NO. C-SB3075237-GD; DATED MAY 9, 2024 © 7:00 AM, ISSUED BY SECURITY IST TITLE: Items 1, 2 & 5-8 or en of survey related litems and are not shown hereon.

NOTE: Building setbock lines established by the recorded plat of sold subdivision by the unrecorded C.U.P. Community Unit Plan DP Number Dp-219

NOTE: The precise location of the building setback lines may be obtained from the Wichita-Sedgwick County Metropolitan Plan DP Number DP-219

The terms and provisions contained in the document entitled "Cross Lot Surface Drainage Agreement" filed as Film 1709, Page 919. (affects subject property but is not Surveyable)

12: The terms and provisions contained in the document entitled "Declaration of Easements and Restrictions" filed as Film 1709, Page 278 and as amended on Doc.#/Film-pg: 28706086. (affects subject property but is not Surveyable)

Item 13: The terms and provisions contained in the document entitled "Dedication of Abutter's Access Rights" filed as Doc.#/Film-Pg: 28991455 (conveys abutter's rights of access to Maple Street over the East 50 feet of the North line of Parcel 48.)

16: An easement for sanitary sewer recorded in/on Doc.#/Fim-Pg: 30041274. (affects subject property and is plotted)

Item 18: Lot Split filed on Doc.#/Flm-Pg: 30041278. (affects subject property but is plotted)

Terms and provision contained in the document entitled "Grant of Right of Way" filed as Doc.#/Flm−Pg: 30091632. (affects subject property but is plotted)

The terms and provision contained in the document entitled "Declaration of Reciprocal Use and Maintenance" filed as Dec.4/Tim-Pg.30110695. (affects subject property, the page titled EXHIBIT UTILITY EASEMENT notes a 32 Building selbook from the South line of Parcel 48, this line was not plotted)

21: Rights or claimed of parties in possession not shown by the public records. (not Surveyable)

Item 22: The following matters disclosed by a survey made by Richard T. Schmidt, L.S. 919 on June 08, 2020, designated Job No. 20-081; (this document was not provided to the Surveyor) SURVEYOR'S CERTIFICATE:

This Survey is made for the benefit of: Security 1st Title and Thomas Steams LLC., a Kansas limited liability company.

This is to certify that this map or plot 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 Induces Herms 1, 2, 3, 4, 5, 6(a), 8, 11(a), 11(b), 13, 16 and 17 of Table A thereof. The fieldwork was completed on May 5, 2024.

William P.



ALTA/NSPS LAND TITLE SURVEY

REAL ESTATE Garber Surveying Service, P.A.

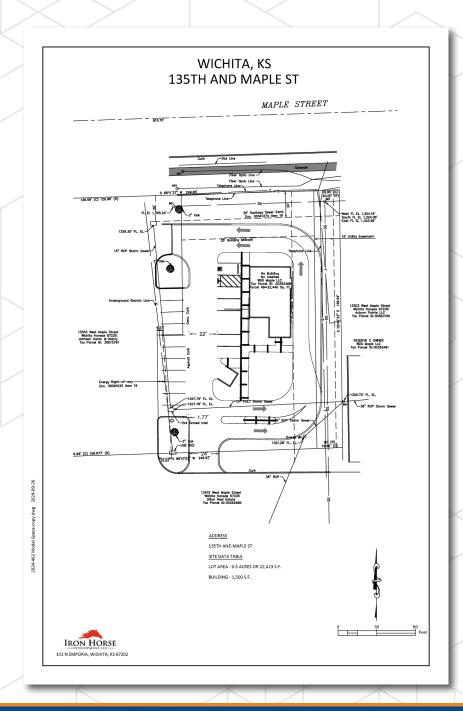
PART OF LOT 4
AUBURN HILLS
COMMERCIAL ADD.

HUTCHINSON 2908 North Plum St. 67592 Ph. 620-665-7832 MCP

BRANCH OFFICES: MANHATTAN Ph. 785-320-481
MCPHERSON Ph. 620-241-4441 NEWTON Ph. 316-283-5053
SALINA Ph. 785-404-6302 WICHITA Ph. 316-260-9933

rawn By: FTB Scale: 1"=20 Date of Field Work: June 26, 2024 hecked By: WPF Date: 06/25/2024 Sheet 1 of 1 Sheet(s.

CONCEPTUAL SITE PLAN



AERIAL (CLOSE)



AERIAL (FAR)





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

For More Information:

SCOTT HARPER MBA, CCIM

SR. VICE PRESIDENT & ASSOCIATE BROKER

Office: 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.

DISCLAIMER

Information included herein was provided by third parties and should only be used for informational purposes. Landmark Commercial Real Estate, Inc and their respective agents, representatives, and employees, (i) make no representations or warranties of any kind, express or implied, with respect to the accuracy or completeness of any information included herein, and (ii) shall have no liability whatsoever arising from any errors or discrepancies between the above listed information and actual documents.