

LAND FOR SALE | RETAIL, OFFICE, FLEX SPACE, OR A RETAIL FLEX CENTER

SE 28TH TERRACE & SE BEACH DRIVE/AQUARIAN ACRES | TOPEKA, KS 66607



AVAILABLE LOTS

LOT	TOTAL SF	ACRES	PRICE/SF	PRICE	2024 TAXES*
Lot 3	64,372 ^{+/-}	1.47 ^{+/-}	\$2.00	\$128,744	\$7,560.66
Lot 5	86,354 ^{+/-}	1.98 ^{+/-}	\$2.00	\$172,708	\$6,877.76

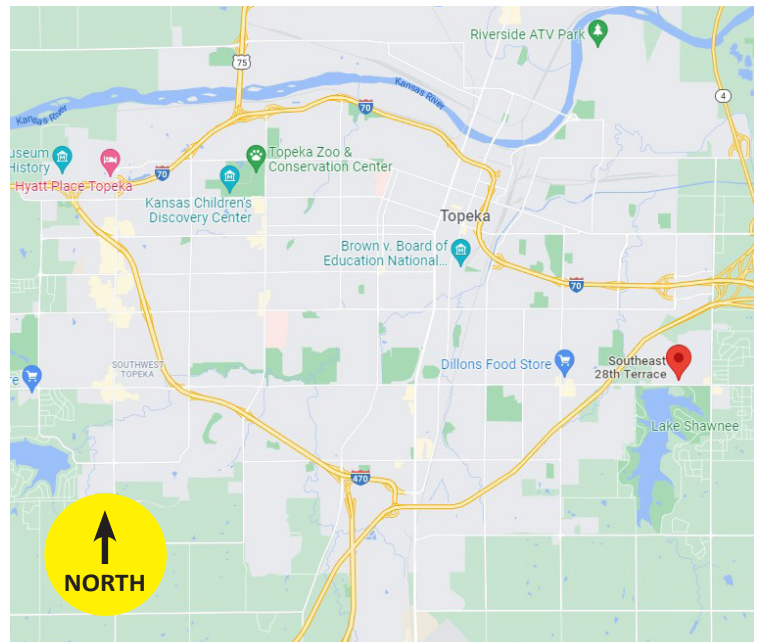
*Taxes include general taxes + specials

SPECIALS (included in taxes)

City Sewer (ends 2026)	\$641.85 annually
City Paving (ends 2027)	\$4,214.93 annually
Total	\$4,856.78 annually

PROPERTY SUMMARY

ZONING	PUD; O&I-2, C2, R1
UTILITIES	All underground
ELECTRIC SERVICE	Everg
GAS SERVICE	Kansas Gas Service
WATER & SEWER	City of Topeka
TRAFFIC COUNT	10,025 ^{+/-} VPD on Croco Road 8,930 ^{+/-} VPD on SE 29th Street



Great retail site opportunity adjacent to Lake Shawnee. Lots can be retail, office, flex space, or a retail flex center.

MARK REZAC
Partner | Agent

Direct: 785.228.5308
mark@kscommercial.com

KANSAS COMMERCIAL
REAL ESTATE SERVICES, INC.

All information furnished regarding property for sale or lease is from sources deemed reliable; but no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, changes of price, rental or other conditions prior sale or lease, or withdrawal without notice. The purchaser and or leaser should conduct a careful, independent investigation of the property to determine if the property is suitable for your intended use.