

PROPERTY SUMMARY

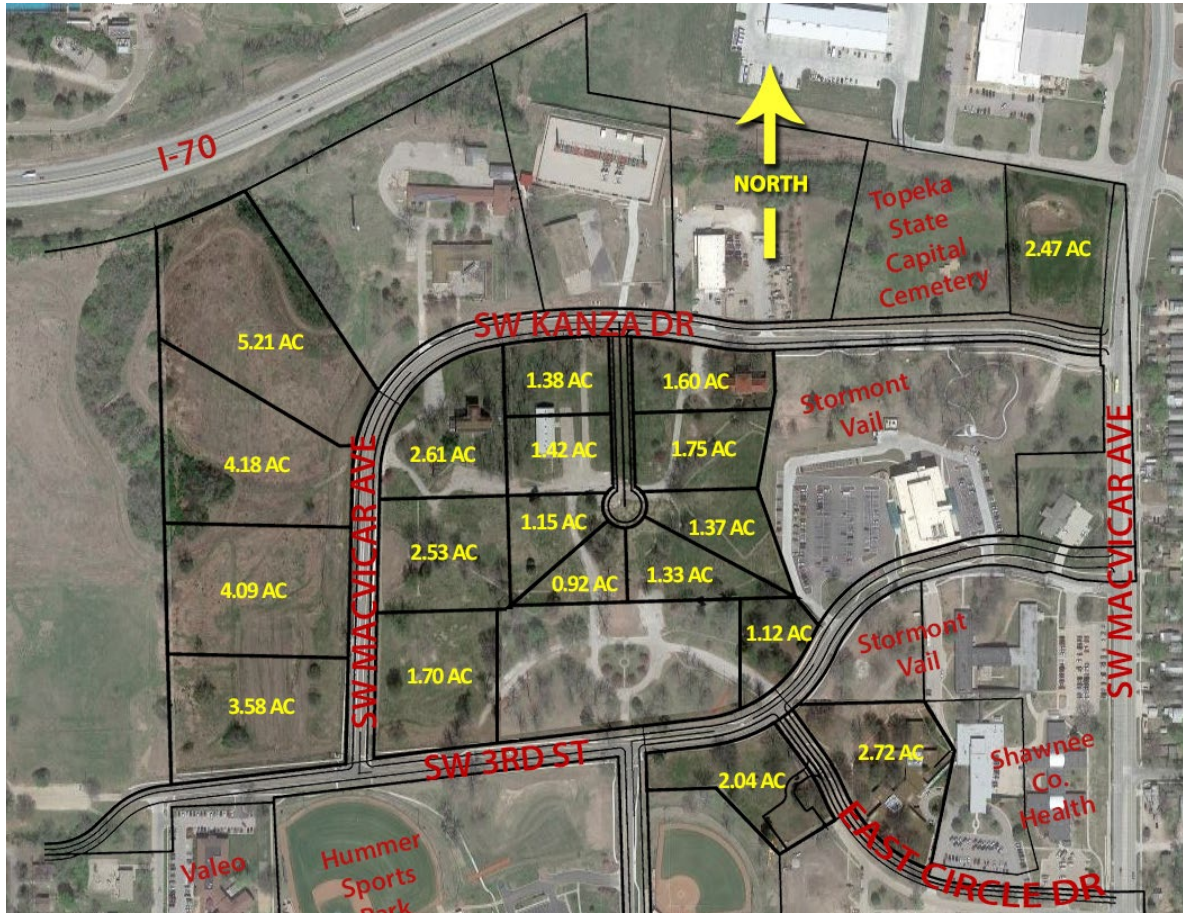
SALES PRICE	See back
LOT SIZE:	See back
ZONING	PUD
ELECTRIC SERVICE	Every
GAS SERVICE	Kansas Gas Service
WATER & SEWER	City of Topeka
HIGHWAYS	Adjacent to I-470; minute to Interchange
TRAFFIC COUNT	52,000+/- VPD on I-70 14,605+/- VPD on MacVicar Ave.

EXCLUSIVELY LISTED BY:

MIKE MORSE
 SIOR | Partner

Direct: 785.228.5304
 mike@kscommercial.com

A Benefit District has been created to pay for the roads and utilities to the sites. Estimated cost is \$1.13 per sq. ft. Specials ending 2026. Land will be required to be plated to obtain a building permit.

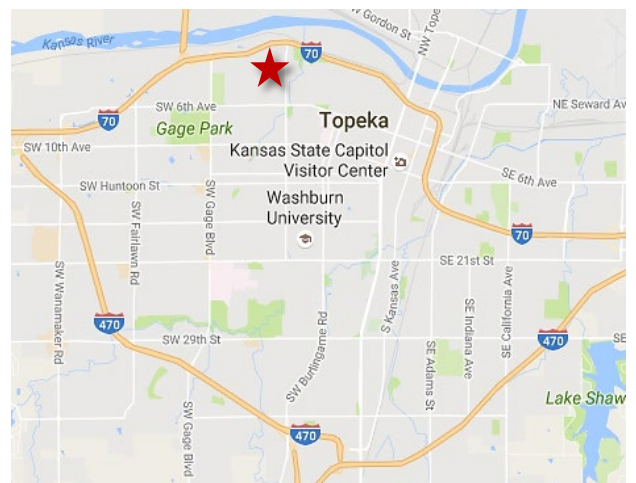


NOTE: Lots may be combined or divided. The cul-de-sac shown in the middle of the site is only a concept plan and is not platted yet to allow flexibility for a purchaser/user.

This site plan is provided for viewing only and is not an exact site plan.

OFFICE SITES:	ACRES:	TOTAL/SF:	PRICE/SF:	PRICE:
WEST521:	5.21	226,948	\$3.00	\$680,000
WEST418:	4.18	182,081	\$3.00	\$546,242
WEST409:	4.09	178,160	\$3.00	\$534,481
WEST358:	3.58	155,945	\$3.00	\$467,834
EAST112:	1.12	48,787	\$3.50	\$170,755
CENTER170:	1.70	74,052	\$3.50	\$259,182
SOUTH272:	2.72	118,483	\$3.50	\$414,691
CENTER261:	2.61	113,692	\$3.50	\$397,922
CENTER258:	2.58	112,385	\$3.50	\$393,347
NE247:	2.47	107,593	\$3.50	\$376,576
SOUTH204:	2.04	88,862	\$3.50	\$311,017
EAST175:	1.75	76,230	\$3.50	\$266,805
EAST160:	1.60	69,696	\$3.50	\$243,936
CENTER142:	1.42	61,855	\$3.50	\$216,492
CENTER138:	1.38	60,113	\$3.50	\$210,394
EAST137:	1.37	59,677	\$3.50	\$208,870
EAST133:	1.33	57,935	\$3.50	\$202,772
CENTER115:	1.15	50,094	\$3.50	\$175,329
CENTER092:	0.92	40,075	\$3.50	\$140,263

COMMENTS:
 Lot features I-70 visibility.



LOCATION: Lots are in Kanza Business and Technology Park between I-70 Highway and SW 3rd Street, off MacVicar Avenue.
NRP MAP: [Click here to view map.](#)
NPR WEBSITE: <https://www.topeka.org/planning/neighborhood-revitalization-plan/>