

# Offering Memorandum

0 Leonard Ct | 1.4 Acres | Private Sale | Inquire for Price



\* Next to Hotel & Restaurant  
\* Interstate 135 Visibility

\* Growing Community  
\* High Traffic Area

\* 15,200 Vehicles Daily  
\* Large Manufacturing Base

## ***What this land has to offer:***

- Immediately off of I-135 Exit 40, along Kansas's primary North-South corridor with access to I-70
- Located centrally between Wichita (30 mi) and Salina (50 mi)
- Undeveloped lot within city limits, ready for hook-up to city utilities
- Located immediately next to El Cerrito, an area favorite restaurant, adjacent to Travelodge Motel.
- 15,200 daily traffic volume, 4,620 daily heavy commercial traffic volume
- Tremendous plans in place for local community development in near future\*

\*Ref: Heartland Foundation \$6.9M initial investment in downtown shopping, dining, and lodging development. Significant future investment commitments expected.

## ***Hesston, Kansas Details:***

- 3,800+ residents
- Two Fortune-500 Companies (AGCO, Stanley Black & Decker)
- Beneficient (NASDAQ listed) & Beneficient Heartland Foundation
- Hesston College
- Bluestem Communities
- Highly rated and popular 18-hole Hesston Golf Course
- Several popular chain and local restaurants

Property visit available upon request.  
Terms and closing costs negotiable with private sale.

**SALE CONTACT**

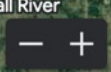
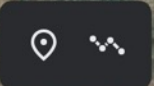
Kitt Regier  
Elivon Group LLC  
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t. 620-217-1434 (Kitt)





I-135  
Kansas's Central North-South Corridor

Daily Traffic:  
15,200 Total Volume  
4,620 Heavy Commercial  
Source: 2023 KSDOT Traffic Flow Map





Salina / I-70 – 50 mi



1.4  
Acres



Hesston Schools



El Cerrito

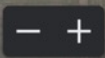
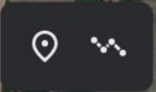


Hesston



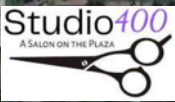
Wichita – 30mi

Hwy 81





Salina / I-70 – 50 mi



1.4 Acres



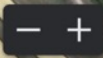
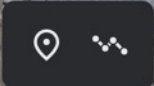
El Cerrito Mexican Restaurant



Hesston Schools



Wichita – 30mi





Salina / I-70 – 50 mi



Hwy 81

81

Hwy 81

135

135

Hwy 81

Travelodge

1.4  
Acres

El Cerrito  
Mexican  
Restaurant

Wichita – 30mi

