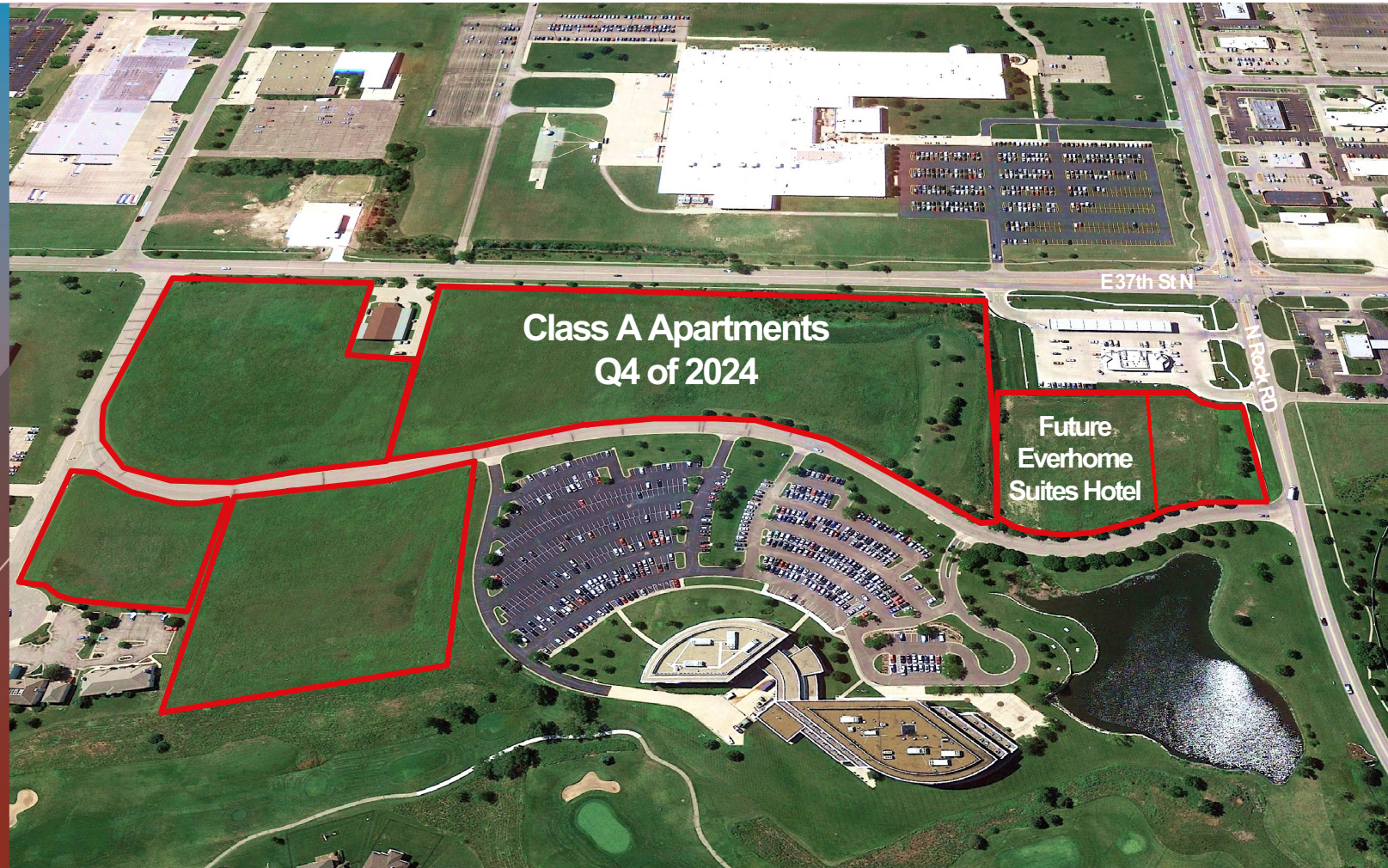


FOR SALE

4 Parcels totaling 14.16 Acres for Sale

NE 37th and Rock Road, Wichita, Kansas 67226





SITE OVERVIEW

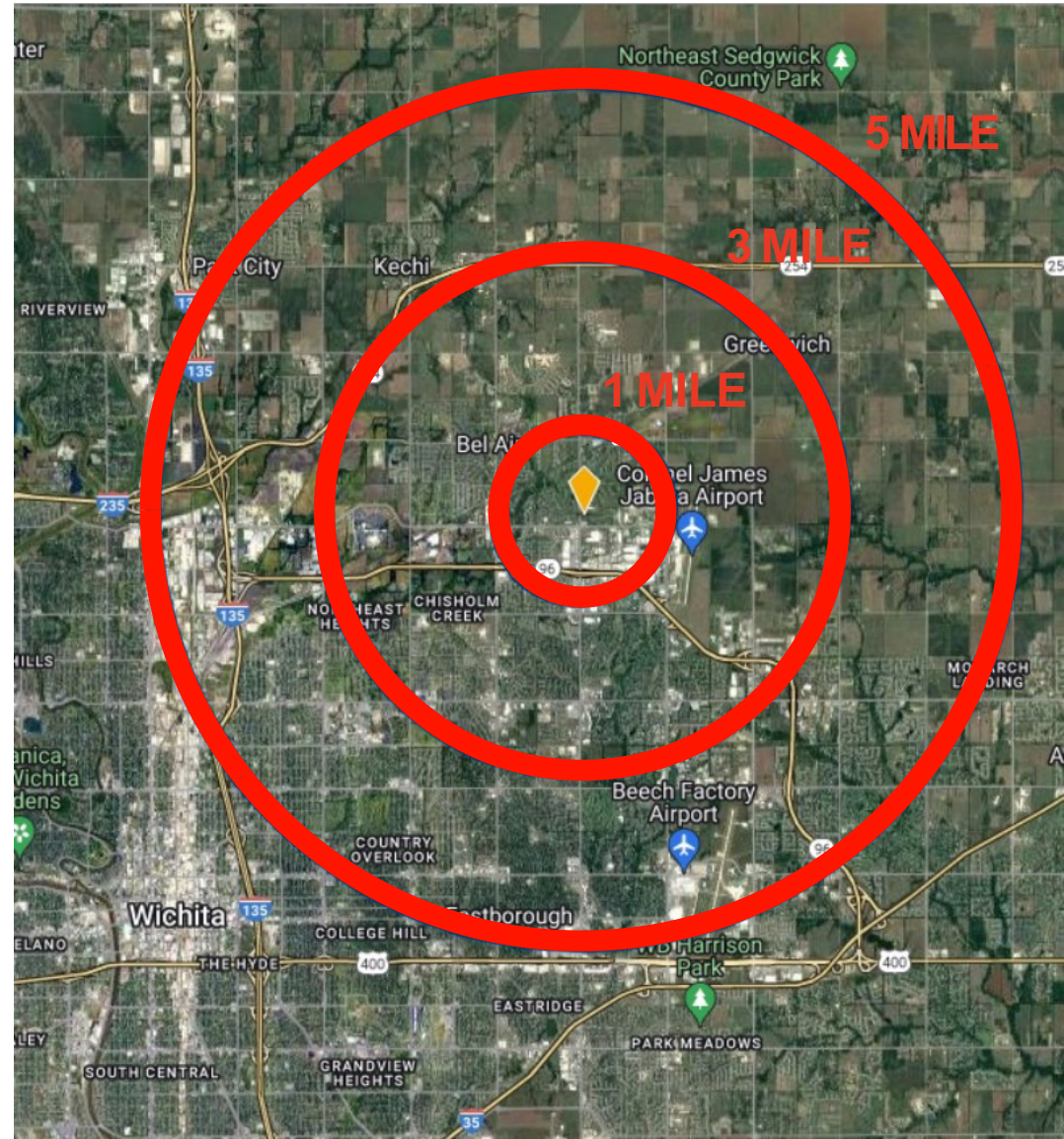
V3 Realty is pleased to offer 14.16 acres for build to suit or sale located on the NE Corner of 37th & Rock Rd, Wichita, KS 67226

Property Highlights

- **Sale Price:** Negotiable
- **Parcels can be purchased individually or together**
- **AA DT:** 22,051
- **Proposed Use:** Residential, Retail, Office, or Industrial
- **Parcel 1 Zoning:** Limited Industrial
- **Parcel 3 Zoning:** General Office
- **Parcel 4 Zoning:** Limited Industrial
- **Parcel 5 Zoning:** Limited Industrial
- **Regional Stormwater facility in place**
- **Utilities in place**

DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILE	5 MILE
2023 Population	6,504	38,792	91,245
2028 Projected Population	6,654	39,568	93,167
2023 Average Age	36	37.5	36.8
2023 Households	2,799	16,166	36,341
2028 Projected Households	2,865	16,473	37,064
2023 Avg. Household Size	2.3	2.4	2.5
2023 Avg. Household Income	\$85,604	\$92,403	\$93,401
2023 Med. Household Income	\$67,480	\$71,147	\$93,401
2023 Median Home Value	\$188,174	\$184,435	\$184,866
2023 Businesses	646	3,003	6,126
2023 Employees	8,870	34,048	69,401



AERIAL VIEW OF PARCELS



14.16 Acres For Sale

NE 37th and Rock Road, Wichita, Kansas 67226

PLEASE CONTACT:

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