



# DERBY DEVELOPMENT LAND

FOR SALE 4001 N. ROCK RD., DERBY, KS 67037 | NW/C OF 55TH ST. S. & ROCK RD.



**SALE PRICE**  
\$1,871,000.00

**ZONING**  
RURAL RESIDENTIAL

**2024 TAXES**  
GENERAL \$227.11; SPECIALS \$0.00

**PROPERTY HIGHLIGHTS**

- Development opportunity in the direct path of growth along Rock Road in Derby, Kansas.
- Approximately 630' of frontage along Rock Road.
- Situated just outside of Derby city limits.
- Adjacent to a proposed Planned Unit Development-Greenwood Village (Approx. 950 dwelling units and 450,000 SF commercial development).
- Signalized intersection.
- Derby USD 260 School District.

**LAND AREA**  
37.42± ACRES

**UTILITIES**  
IN CLOSE PROXIMITY  
TO SITE

**DEMOGRAPHICS**

	1 MILE	3 MILES	5 MILES
DAYTIME POP.	1,065	20,476	70,436
AVG. HH INCOME	\$109,966	\$104,814	\$90,830
MEDIAN AGE	34.6	37.1	35.2

**TRAFFIC COUNTS**

APPROX. 53,900 VPD ON ROCK ROAD AT 55TH ST. S.



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## SITE PLAN



All information furnished regarding property for sale, lease, exchange or financing is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification. Agent hereby notifies prospective buyer/lessee that (a) Agent will be acting as a designated agent of seller/lessor with the duty to represent seller/lessor's interest; and (b) Information given to Agent will be disclosed to seller/lessor.



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