

# PROPERTY INFORMATION PACKET | THE DETAILS



**429 S 119th St W |Wichita, KS 67235**

12041 E. 13th St. N. · Wichita, KS 67206  
316.867.3600 · 800.544.4489 · [McCurdy.com](http://McCurdy.com)



**McCurdy**  
REAL ESTATE & AUCTION



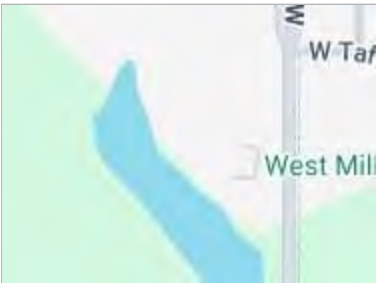
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STANDARD



MLS # 662823  
Status Active  
Contingency Reason  
Property Type Office  
Address 429 S 119th St. West  
Address 2  
City Wichita  
State KS  
Zip 67235  
County Sedgwick  
Area SCKMLS  
Asking Price \$1,850,000  
Class Commercial/Ind/Bus  
For Sale/Auction/For Rent For Sale  
Associated Document Count 0  
Picture Count 36



GENERAL

List Agent	Braden McCurdy - OFF: 316-683-0612	List Date	10/3/2025
List Office	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600	Expiration Date	7/1/2026
Co-List Agent		Realtor.com Y/N	Yes
Co-List Office		Display on Public Websites	Yes
Showing Phone	316-867-3600	Display Address	Yes
Sale/Lease		VOW: Allow AVM	Yes
Building Size SqFt	5,001 - 10,000	VOW: Allow 3rd Party Comm	No
Number of Acres	0.84	Virtual Tour Y/N	
Zoning	Limited Comm	Cumulative DOM	0
Parcel ID	14725-30005485	Cumulative DOMLS	
# of Stories	1	Input Date	10/3/2025 2:13 PM
Apx Gross Building SqFt	9,976.00	Update Date	10/3/2025
Apx Net Rentable SqFt		Off Market Date	
Apx Min Available SqFt	0.00	Status Date	10/3/2025
Apx Max Contiguous SqFt	9,976.00	HotSheet Date	10/3/2025
Apx Vacant SqFt	0.00	Price Date	10/3/2025
Land SqFt	36,633.00	BusinessName	
Present Use of Bldg	Office	Virtual Tour 2 Label	
Bldg on Leased Land		Virtual Tour 4 Label	
Invest Package Available	No	Owner Name	
Year Built	2012	# of Restrooms	7
Subdivision	THUNDERBIRD	FIPS Code	20173
Legal	LONG LEGAL, SEE TITLE WORK	Apx Industrial SqFt	
Original Price	\$1,850,000	Apx Retail SqFt	
Term of Lease		BasementYN	Y
Virtual Tour 3 Label		Great Plains Navica	
Previous Status		Possible Use	
Owner Name 2		COO Date	
Tax Revitalization Project Y/N	N	Listing Visibility Type	MLS Listing
Sign On Property Y/N	Y	Price Per SQFT	
Apx Office SqFt	9976	Mapping	
Apx Warehouse SqFt		Input Date	10/3/2025 2:13 PM
Level of Service	Full Service	RESO Universal Property Identifier	
Present Use		Floor Plans Count	0
On Market Date			
Doc Manager	0		
Geocode Quality	Exact Match		
Sold Price Per SQFT			
Tax ID			
Update Date	10/3/2025 2:27 PM		
Unique Property Identifier			
Showing Start Date			
Floor Plans Update Date			

DIRECTIONS

Directions From Kellogg/400 & 119th St. West - North on 119th St to property.

FEATURES

<b>LOADING DOCK</b> None	<b>UTILITIES AVAILABLE</b> Gas	<b>OWNER PAID EXPENSES</b> Property Insurance	<b>SHOWING INSTRUCTIONS</b> Call Showing #
<b>RAIL</b> None	Electric	Real Estate Taxes	<b>LOCKBOX</b> Combination
<b>OVERHEAD DOORS</b> None	City Water	Other/See Remarks	<b>TYPE OF LISTING</b> Excl Right w/o Reserve
<b>PARKING</b> Parking Over 25	City Sewer	<b>ELECTRICAL</b> 110 Volt	<b>AGENT TYPE</b> Sellers Agent
<b>ROAD FRONTAGE</b> City Arterial	<b>FLOORS</b> Concrete Slab	Three Phase	<b>FLOOD INSURANCE</b> Unknown
<b>LOCATION</b> Freestanding	Other/See Remarks	<b>MISCELLANEOUS FEATURES</b> Fire Alarm	<b>POSSESSION</b> At Closing
Office Park	<b>HEATING</b> Forced Air	Security Systems	<b>SPECIAL FEATURES/HANDICAP</b> Doors
<b>CONSTRUCTION</b> All Brick	Gas	Sprinkler System	<b>CEILING HEIGHT</b> 11-15 feet
<b>SIDEWALL HEIGHT</b> None	<b>COOLING</b> Central Air	Tenant Pays Utilities	<b>PRESENT USE</b> Professional/Office
<b>ROOF</b> Composition	<b>TENANT PAID EXPENSES</b> Electricity	<b>PROPOSED FINANCING</b> Sell in Entirety	
	Gas	Cash	
	Janitorial	<b>TERMS OF LEASE</b> More than 5 Years	
	Mechanical Repairs	Other/See Remarks	
	Sewer	<b>DOCUMENTS ON FILE</b> Leases	
	Site Maintenance	<b>OWNERSHIP</b> Individual	
	Trash		
	Water		

FINANCIAL

<b>Assumable Y/N</b>	No
<b>With Financing</b>	
<b>Value Land</b>	
<b>Value Improved</b>	0
<b>General Property Taxes</b>	\$51,999.37
<b>General Tax Year</b>	2024
<b>Special Taxes</b>	31.25
<b>Special Tax Year</b>	2024
<b>Special Balance</b>	31.25
<b>Gross Income</b>	\$22,584.74
<b>Earnest \$ Deposited With</b>	Meridian Title

PUBLIC REMARKS

<b>Public Remarks</b>	OFFERED AS A PRIME INVESTMENT OPPORTUNITY -- FULLY LEASED OFFICE. This impressive all brick building, constructed in 2018, offers nearly 13,500 SF of total rentable space (9,996 SF on the main level plus 3,500 SF finished basement) and features energy -efficient windows, foamed attic insulation, and professionally landscaped grounds with a serene pond and fountains. Situated in a high -growth commercial corridor, the property boasts excellent visibility and accessibility, making it a strategic location for current long-term tenants and investors. . Tenant Roster & Income: *Suite 101: Meridian Title – Month-to-month at \$2,558 per month *Suite 105: Keller Williams Hometown Partners – 3-month lease at \$10,630 per month with optional 3-month extension (tenant covers all utilities, cleaning & maintenance) *Suite 109: Guild Mortgage – 3-year lease at \$2,750 per month *Total Gross Rent: \$15,938/month (\$191K annually) With low operating costs, a stable income stream, and flexible income terms, this property is perfect for investors seeking turnkey cash flow or businesses planning for future owner-occupancy.
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MARKETING REMARKS

Marketing Remarks

PRIVATE REMARKS

Private Remarks All information deemed reliable but not guaranteed.

AUCTION

<b>Type of Auction Sale</b>	1 - Open for Preview
<b>Method of Auction</b>	1 - Open/Preview Date
<b>Auction Location</b>	1 - Open Start Time
<b>Auction Offering</b>	1 - Open End Time
<b>Auction Date</b>	2 - Open for Preview
<b>Auction Start Time</b>	2 - Open/Preview Date
<b>Auction End Date</b>	2 - Open Start Time
<b>Auction End Time</b>	2 - Open End Time
<b>Broker Registration Req</b>	3 - Open for Preview
<b>Broker Reg Deadline</b>	3 - Open/Preview Date
<b>Buyer Premium Y/N</b>	3 - Open Start Time
<b>Premium Amount</b>	3 - Open End Time
<b>Earnest Money Y/N</b>	
<b>Earnest Amount %/\$</b>	

**TERMS OF SALE**

Terms of Sale

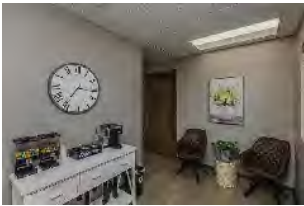
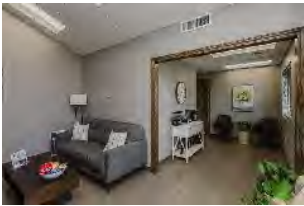
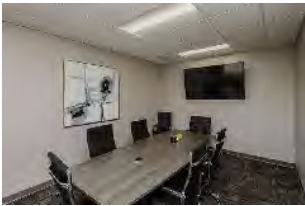
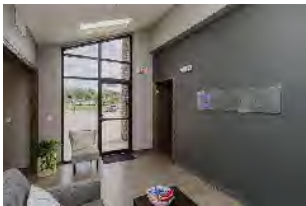
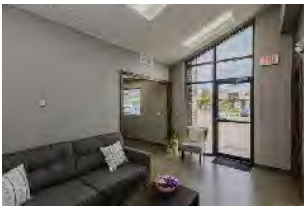
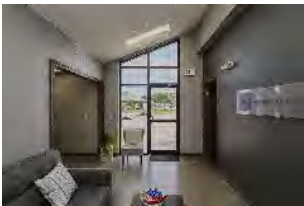
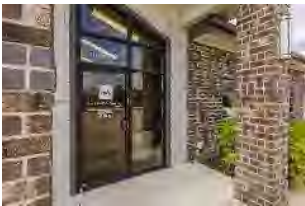
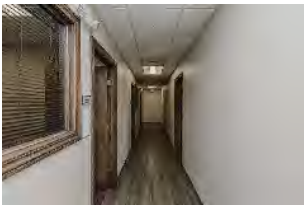
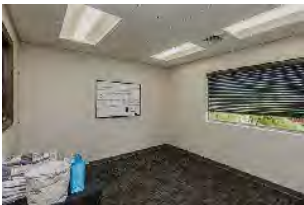
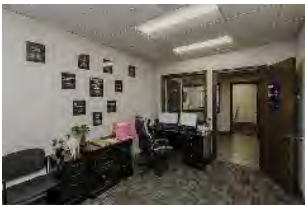
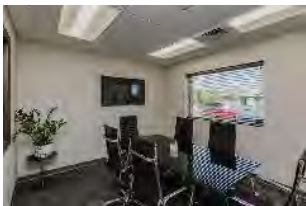
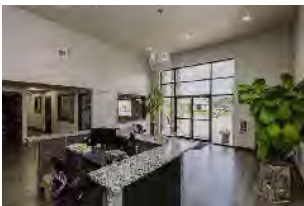
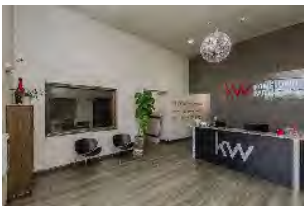
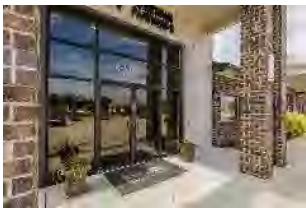
**PERSONAL PROPERTY**

Personal Property

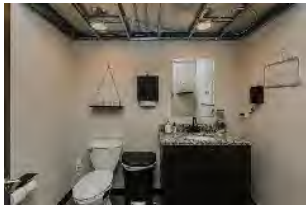
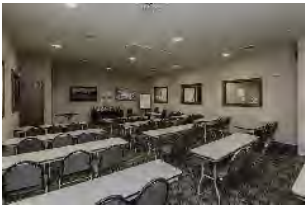
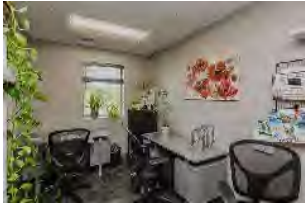
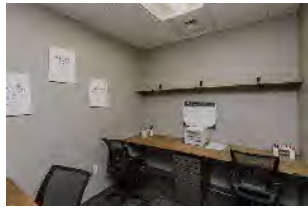
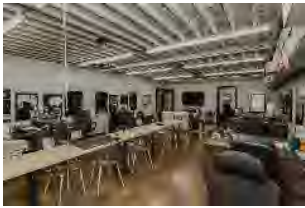
**SOLD**

How Sold  
Sale Price  
Net Sold Price  
Pending Date  
Closing Date  
Short Sale Y/N  
Seller Paid Loan Asst.  
Previously Listed Y/N  
Includes Lot Y/N  
Sold at Auction Y/N  
Selling Agent  
Selling Office  
Co-Selling Agent  
Co-Selling Office  
Appraiser Name  
Non-Mbr Appr Name

**ADDITIONAL PICTURES**







**DISCLAIMER**

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Autism  
Lindsay Schwartz



# Property Taxes and Appraisals

429 S 119TH ST W WICHITA

## Property Description

Property Type	Commercial & Industrial
Legal Description	LOT 1 EXC TH PT BEG WLY MOST NW COR LOT 1 TH NELY 113.15 FT N NE 56.77 FT TH SE 59.27 FT SELY 50.42 FT SWLY 184.38 FT TO PT IN WLY LI NWLY 52.49 FT NWLY 50.64 FT NWLY 34.26 FT TO BEG BLOCK A THUNDERBIRD OFFICE PARK 2ND ADDITION
Property Address	429 S 119TH ST W, WICHITA, KS 67235
Owner	HGW INVESTMENTS LLC
Mailing Address	1120 N MURRAY ST WICHITA KS 67212-4008
Geo Code	D 647210001
PIN	30005485
AIN	147250110200501
Quick Ref ID	R598586
Tax Unit	6714 056 WICHITA U-265 AT,DE,IL
Land Use	2401 General office buildings (1-4 stories)
2025 Market Land Square Feet	36,633
2025 Total Acres	0.84
2025 Total Ag Acres	0.00
2025 Appraisal Value	\$1,768,400
2025 Assessment Value	\$442,100

## Commercial Building Characteristics

Building	Units	Built	Sq. Ft.
1-KW HOMETOWN PARTNERS LLC (Office Building)		2017	9,976

More Details

[Documents/Reports](#)



# Property Value Estimates

[Final Value Section Explanation](#)

2025 Appraised Value	\$1,768,400
2025 Value Method	OVR
Override Reason	Sales Estimate
Method	Value
Cost Estimate	\$1,998,550
Market Estimate	\$0
MRA Estimate	\$0
Weighted Estimate	\$0
Indexed Estimate	\$0

# Commercial Economic Unit Characteristics

[Commercial Economic Unit Characteristics Explanation](#)

Economic Class	A-	
Economic Unit Name	1-KW HOMETOWN PARTNERS LLC	
Primary AIN / PIN	147250110200501	30005485
Economic Unit Total Land Area	36,633	
Economic Unit Total Land Value	\$174,100	
Land \$ / Sq Ft	\$4.75	
Economic Unit Total Value	\$1,768,400	
Economic Unit Total Parcel Count	1	
Economic Unit Total Cost Value	\$1,998,550	
Economic Unit Total Income Value	\$1,743,800	
Economic Unit Total Market Value	\$1,656,000	

# Associated Parcels with the Economic Unit



PIN	Quick Ref ID	AIN	<div><div>Authenticating</div><div>Lindsay Schwartz</div></div>	
30005485	R598586	087147250110200501		

\* Information on the property card is as of January 1st

Appraisal Values

Year	Class	Values		
2025	Commercial / Industrial	\$174,100	Land	
		\$1,594,300	Improvements	
		\$1,768,400	Total	
2024	Commercial / Industrial	\$146,700	Land	
		\$1,621,700	Improvements	
		\$1,768,400	Total	(+1%)
2023	Commercial / Industrial	\$146,700	Land	
		\$1,601,250	Improvements	
		\$1,747,950	Total	(+10%)
2022	Commercial / Industrial	\$146,700	Land	
		\$1,442,320	Improvements	
		\$1,589,020	Total	(+5%)
2021	Commercial / Industrial	\$146,700	Land	
		\$1,372,230	Improvements	
		\$1,518,930	Total	(+1%)
2020	Commercial / Industrial	\$146,700	Land	
		\$1,357,530	Improvements	
		\$1,504,230	Total	(+5%)
2019	Commercial / Industrial	\$146,700	Land	
		\$1,283,250	Improvements	
		\$1,429,950	Total	(+457%)
2018	Commercial / Industrial	\$146,700	Land	
		\$110,000	Improvements	
		\$256,700	Total	
2017	Agricultural	\$10	Land	
		\$0	Improvements	
		\$10	Total	
2016	Agricultural	\$10	Land	
		\$0	Improvements	
		\$10	Total	

Assessment Values

Year	Class	Values		
2025	Commercial / Industrial	\$43,525	Land	
		\$398,575	Improvements	
		\$442,100	Total	
2024	Commercial / Industrial	\$36,675	Land	
		\$405,425	Improvements	
		\$442,100	Total	(+1%)
2023	Commercial / Industrial	\$36,675	Land	
		\$400,313	Improvements	
		\$436,988	Total	(+10%)
2022	Commercial / Industrial	\$36,675	Land	
		\$360,580	Improvements	
		\$397,255	Total	(+5%)
2021	Commercial / Industrial	\$36,675	Land	
		\$343,058	Improvements	
		\$379,733	Total	(+1%)
2020	Commercial / Industrial	\$36,675	Land	
		\$339,383	Improvements	
		\$376,058	Total	(+5%)
2019	Commercial / Industrial	\$36,675	Land	
		\$320,813	Improvements	
		\$357,488	Total	(+457%)
2018	Commercial / Industrial	\$36,675	Land	
		\$27,500	Improvements	
		\$64,175	Total	
2017	Agricultural	\$3	Land	
		\$0	Improvements	
		\$3	Total	
2016	Agricultural	\$3	Land	
		\$0	Improvements	
		\$3	Total	

2024 Tax Year Special Assessments

Project	Description	Principal	Interest	Total
Totals:		\$0.00	\$0.00	\$31.25



Totals: \$0.00 \$0.00 \$31.25

2025 Through Payout Special Assessments

Project	Description	Begin Yr.	End Yr.	Principal	Interest	Total
6726 A	SUBMAIN SEWER -- 42421 SUBMAIN SEWER	2002	2016	\$0.00	\$0.00	\$0.00
6727 A	LATERAL SEWER -- LAT. 35, MAIN 1, COWSKIN INTER 46298	2005	2019	\$0.00	\$0.00	\$0.00
6728 A	STORM SEWER -- SWD #202 46079	2004	2018	\$0.00	\$0.00	\$0.00
67281A	STORM SEWER -- SWS #602 46343	2005	2019	\$0.00	\$0.00	\$0.00
6729 A	WATER -- WDS/THUNDERBIRD OFFICE PARK 46290	2005	2019	\$0.00	\$0.00	\$0.00
Totals:				\$0.00	\$0.00	\$0.00

Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2024	117.619000	\$51,999.37	\$31.25	\$0.00	\$0.00	\$52,030.62	\$52,030.62	\$0.00
2023	118.124000	\$51,618.78	\$7.11	\$322.66	\$0.00	\$51,948.55	\$51,948.55	\$0.00
2022	118.579000	\$47,106.10	\$7.11	\$294.46	\$0.00	\$47,407.67	\$47,407.67	\$0.00
2021	118.176000	\$44,875.33	\$6.81	\$0.00	\$0.00	\$44,882.14	\$44,882.14	\$0.00
2020	119.825000	\$45,061.16	\$6.71	\$0.00	\$0.00	\$45,067.87	\$45,067.87	\$0.00
2019	120.604196	\$43,114.54	\$1,426.30	\$835.14	\$0.00	\$45,375.98	\$45,375.98	\$0.00
2018	122.509000	\$7,862.02	\$3,778.38	\$0.00	\$0.00	\$11,640.40	\$11,640.40	\$0.00
2017	123.955000	\$0.36	\$3,772.75	\$31.44	\$0.00	\$3,804.55	\$3,804.55	\$0.00
2016	123.428000	\$0.36	\$3,985.18	\$56.46	\$0.00	\$4,042.00	\$4,042.00	\$0.00

Tax Authorities

Tax Authority	Tax Rate
0101 STATE	1.500000
0201 COUNTY	28.701000
0518 CITY OF WICHITA	32.816000
Total: 117.619000	

0608 USD 265	14.572000
0608 USD 265 SC	7.989000
0608 USD 265 SG	20.000000
0715 USD 265 BOND	12.041000
Total: 117.619000	

Autism

Lindsay Schwartz

**Parcel ID:** 087-147-25-0-11-02-005.01-

**Quick Ref:** R598586

**Tax Year:** 2025      **Run Date:** 9/29/2025 10:33:57 AM

## OWNER NAME AND MAILING ADDRESS

HGW INVESTMENTS LLC

1120 N MURRAY ST

WICHITA, KS 67212-4008

## PROPERTY SITUS ADDRESS

429 S 119TH ST W  
WICHITA, KS 67235

## LAND BASED CLASSIFICATION SYSTEM

<b>Function:</b>	2401	General office b	<b>Sfx:</b>
<b>Activity:</b>	2300	Office activities	
<b>Ownership:</b>	1100	Private-fee simple	
<b>Site:</b>	6000	Developed site - with building	

## GENERAL PROPERTY INFORMATION

**Prop Class:** C Commercial & Industrial - C  
**Property Type:** C-Commercial & Industrial  
**Living Units:**  
**Zoning:** LC  
**Multi-Zoning:** N **Non-Conforming:** N  
**Neighborhood:** 871.3 871.3  
**Economic Adj. Factor:**  
**Map / Routing:** A- / 147250110200501  
**School District:** 0608 USD 265  
**Legacy ID:** 30005485  
**Investment Class:**  
**Tax Unit Group:** 6714-6714 056 WICHITA U-26  
 AT,DE,IL



147250110200501 08/15/2024

**Image Date:** 10/25/2024

## PROPERTY FACTORS

<b>Topography:</b>	Level - 1
<b>Utilities:</b>	All Public - 1
<b>Access:</b>	Paved Road - 1
<b>Fronting:</b>	Secondary Street - 3
<b>Location:</b>	Neighborhood or Spot - 6
<b>Parking Type:</b>	Off Street - 1
<b>Parking Quantity:</b>	Adequate - 2
<b>Parking Proximity:</b>	On Site - 3
<b>Parking Covered:</b>	
<b>Parking Uncovered:</b>	

## INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
10/25/2023	2:38 PM	12	RE	585		
08/20/2018	10:00 AM	1	BP	540	MANAGER	5
05/17/2018	1:00 PM	1	BP	433	DWAYNE WEST-CONTR/	6

## BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
23-003966	9,900	OB&Y	09/18/2023	C	100
17-001846	1,100,000	Commercial Building	06/16/2017	C	100

## 2025 APPRAISED VALUE

Cls	Land	Building	Total
C	174,100	1,594,300	1,768,400

<b>Total</b>	174,100	1,594,300	1,768,400
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## 2024 APPRAISED VALUE

Cls	Land	Building	Total
C	146,700	1,621,700	1,768,400

<b>Total</b>	146,700	1,621,700	1,768,400
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## TRACT DESCRIPTION

LOT 1 EXC TH PT BEG WLY MOST NW COR  
LOT 1 TH NELY 113.15 FT N NE 56.77 FT TH SE  
59.27 FT SELY 50.42 FT SWLY 184.38 FT TO PT  
IN WLY LI NWLY 52.49 FT NWLY 50.64 FT NWLY  
34.26 FT TO BEG BLOCK A THUNDERBIRD  
OFFICE PARK 2ND ADDITION

### MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code
-------	-------	-------------

## NEW CONSTRUCTION

Class	Value	Reason Code
-------	-------	-------------

## MARKET LAND INFORMATION

Size	Type	Link	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	OVRD	Rsn	Cls	Model	Base Size	Base Val	Inc Val	Dec Val	\$/Unit	Value Est
Sqft	1-Primary Site - 1		36,633				5	89						883	30,000.00	5.34	5.34	5.34	4.75	174,100

<b>Total Market Land Value</b>	174,100
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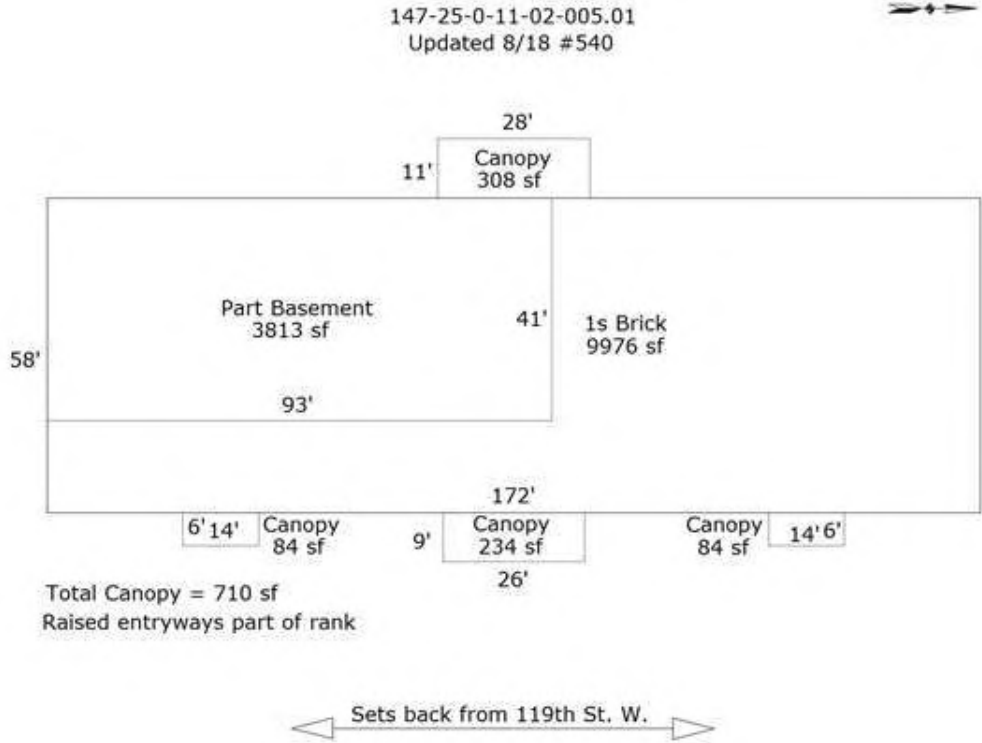




Parcel ID: 087-147-25-0-11-02-005.01-

Quick Ref: R598586

Plot Plan Sketch



Authentic  
Lindsay Schwartz



Search for Appraisal Search



1 THIS ADDENDUM to Contract for Sale and Purchase of Real Estate between and among the undersigned is  
2 entered into effective on the last date set forth below.

3 Groundwater contamination has been detected in several areas in and around Sedgwick County.  
4 Licensees do not have any expertise in evaluating environmental conditions.

5 The parties are proposing the sale and purchase of certain property, commonly known as:

6	429	S. 119th St. West	Wichita	KS	67235
---	-----	-------------------	---------	----	-------

**7 The parties are advised to obtain expert advice in regard to any environmental concerns.**

**8 SELLER'S DISCLOSURE (please complete both a and b below)**

9     **(a)**     Presence of groundwater contamination or other environmental concerns (**initial one**):

10 ☐ Seller has no knowledge of groundwater contamination or other environmental concerns;  
11 or

12 \_\_\_\_\_ Known groundwater contamination or other environmental concerns are:

13  
14

15 (b) Records and reports in possession of Seller (**initial one**):

16            Seller has no reports or records pertaining to groundwater contamination or other  
17 environmental concerns; or

18 \_\_\_\_\_ Seller has provided the Buyer with all available records and reports pertaining to  
19 groundwater contamination or other environmental concerns (list document below):

20  
21

22 **BUYER'S ACKNOWLEDGMENT** (please complete c below)

23 (c) \_\_\_\_\_ Buyer has received copies of all information, if any, listed above. **(initial)**

24 **CERTIFICATION**

25 Seller certifies, to the best of Seller's knowledge, that the information Seller has provided is true and  
26 accurate, and that Buyer and all licensees involved are relying on Seller's information. Buyer certifies that  
27 Buyer has reviewed Seller's responses and any records and reports furnished by Seller.

28 Lindsay Schwartz [REDACTED]  
29 Seller Date

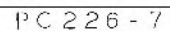
Seller		Buyer	
	Date		Date
29			

30		
31	Seller	Date

31	Seller	Date	Buyer	Date
----	--------	------	-------	------

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## PC 226-1

[illegible]

**Dr. John C. Burt Foster**



— required placards to accurately represent and identify the chemical and to provide the appropriate hazard information. The placards are required to be placed on the front and rear of the vehicle. The placards are required to be placed on the front and rear of the vehicle. The placards are required to be placed on the front and rear of the vehicle.



State of Oregon,  
Sagehen County)  
The undersigned,  
County Clerk,  
do hereby certify that this paper has been  
filed for record in the office of the Register of Deeds and that the same is  
correctly indexed and is a true and correct copy of the original.

4-07-48

\_\_\_\_\_  
County Clerk

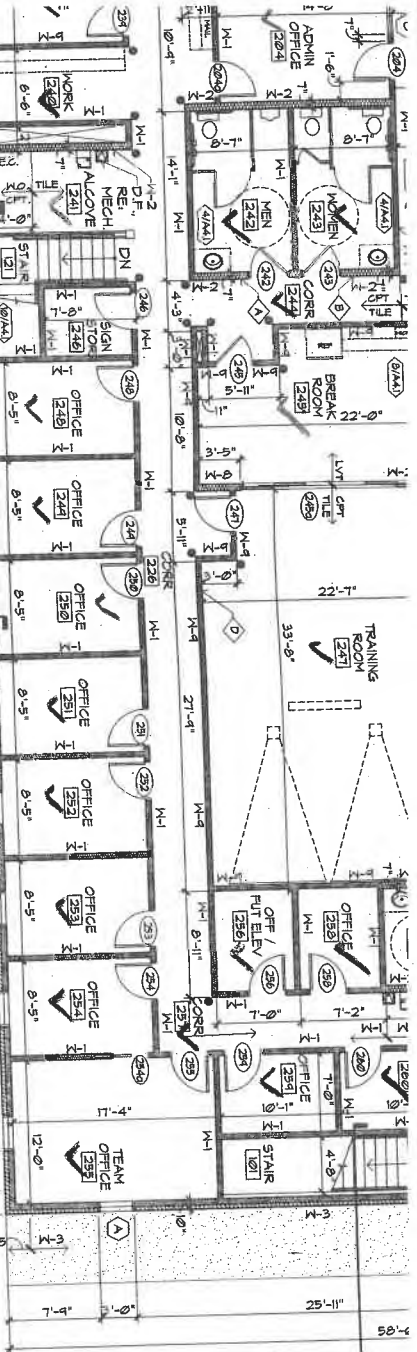
\_\_\_\_\_  
Register of Deeds

W. H. R. SCHMIDT  
6.1.19

40, 40-2 50-14612

1st Alphonse X. Cook Alphonse Cook  
 2nd Julius E. Cook

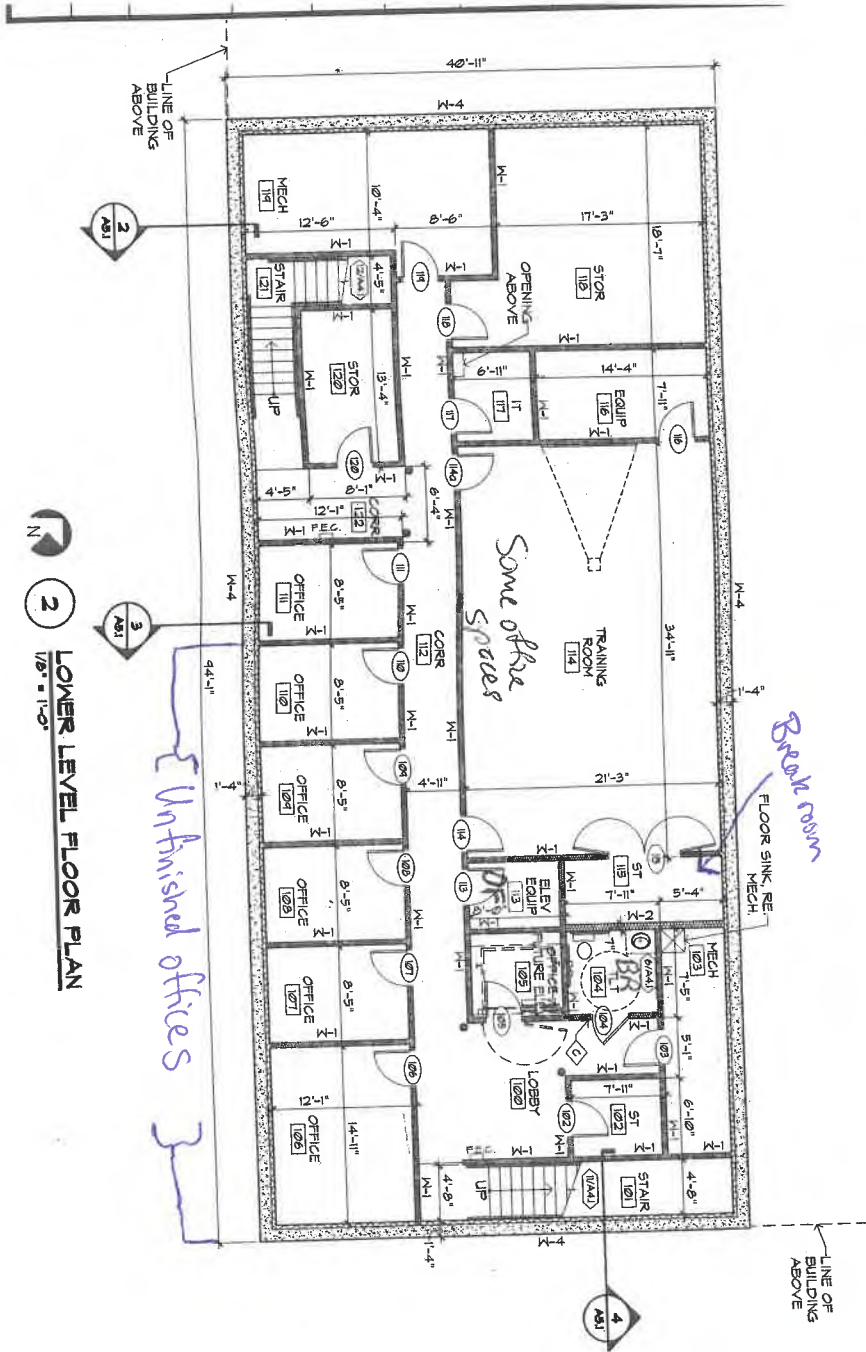
SEARCHED INDEXED  
 SERIALIZED FILED  
 MAR 12 1962  
 FBI - NEW YORK



- 1. DOOR RE. DOOR SCHEDULE
- 2. WINDOW RE. WINDOW SCHEDULE
- 3. ENLARGED PLAN REFERENCE
- 4. WALL TYPE, RE. WALL TYPE
- 5. LEGEND
- 6. SIGNAGE RE. SIGNAGE SCHEDULE
- 7. DETAIL CALL-OUT
- 8. FIRE EXTINGUISHER CABINET
- 9. CORNER GUARD



- 1. DOOR RE. DOOR SCHEDULE
- 2. WINDOW RE. WINDOW SCHEDULE
- 3. ENLARGED PLAN REFERENCE
- 4. WALL TYPE, RE. WALL TYPE
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**A2.**

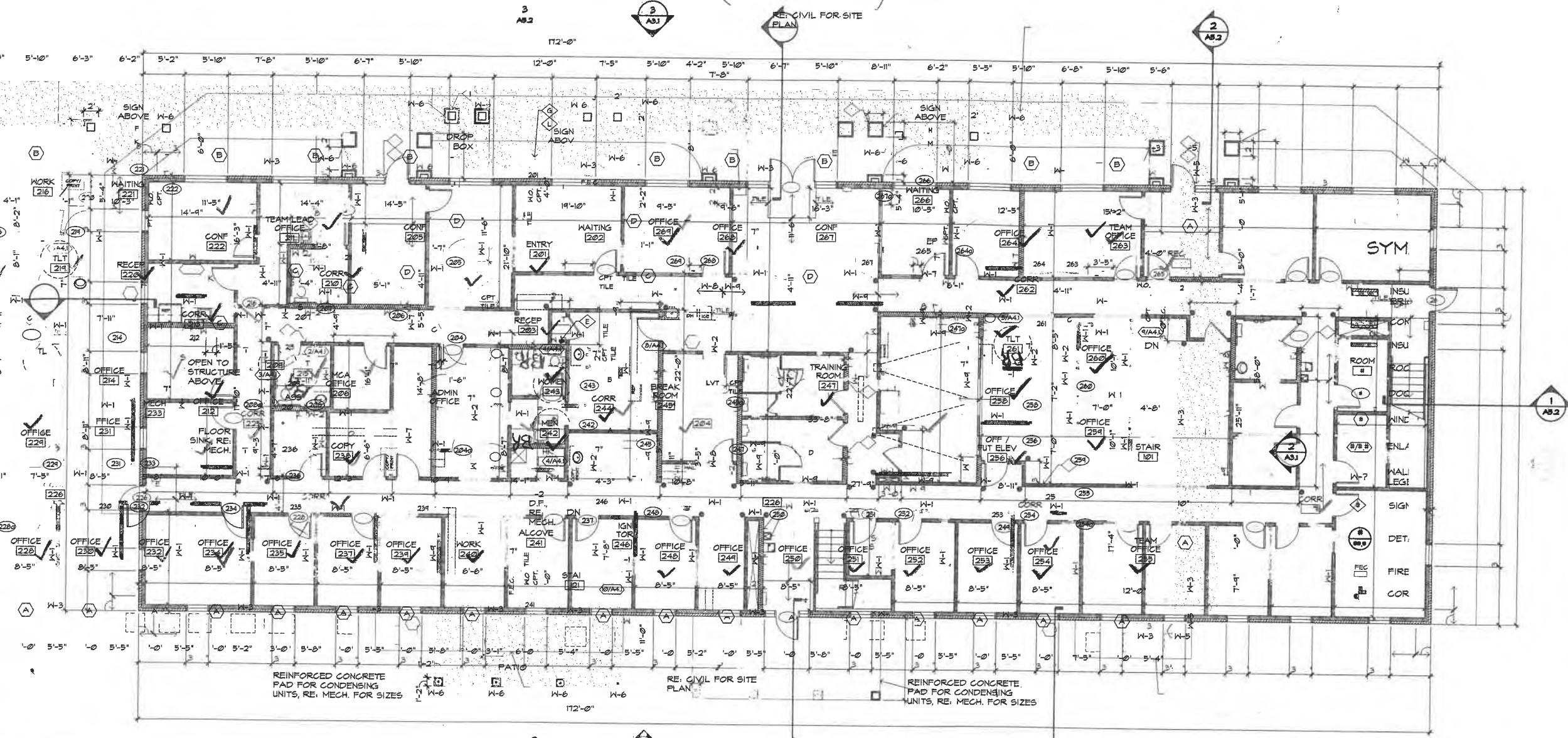
DATE: APRIL 2017  
 REVISIONS: MAY 2011 (REISSUE ENTIRE SHEET)  
 TITLE: GROUND LEVEL FLOOR PLAN  
 LOWER LEVEL FLOOR PLAN

**A NEW OFFICE BUILDING FOR  
 KELLER-WILLIAMS HOMETOWN PARTNERS**

429 SOUTH 119TH STREET  
 WICHITA, KANSAS



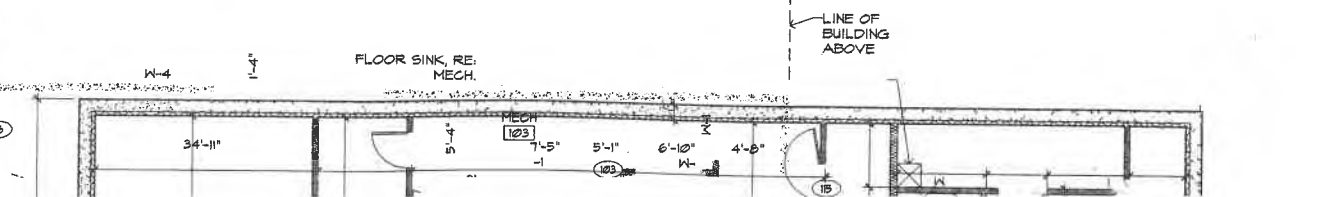
Front (Parking Lot)



GROUND LEVEL FLOOR PLAN  
1/8" = 1'-0"

TYPE LEGEND

EXTERIOR	WALL HEIGHT	THICKNESS SHOWN	NOTES
N/A	EXTEND TO 8" ABOVE ADJACENT CEILINGS, TYP.	5"	10'-7"





Geographic Information Services  
Sedgwick County...  
working for you

Date: 9/29/2025

It is understood that the Sedgwick County Government of Planning and Operations, has no indication or reason to believe that the information displayed in information incorporated in the base map.

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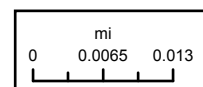
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429 S 119TH ST W WICHITA KS 67235 - Zoning Limited Commercial

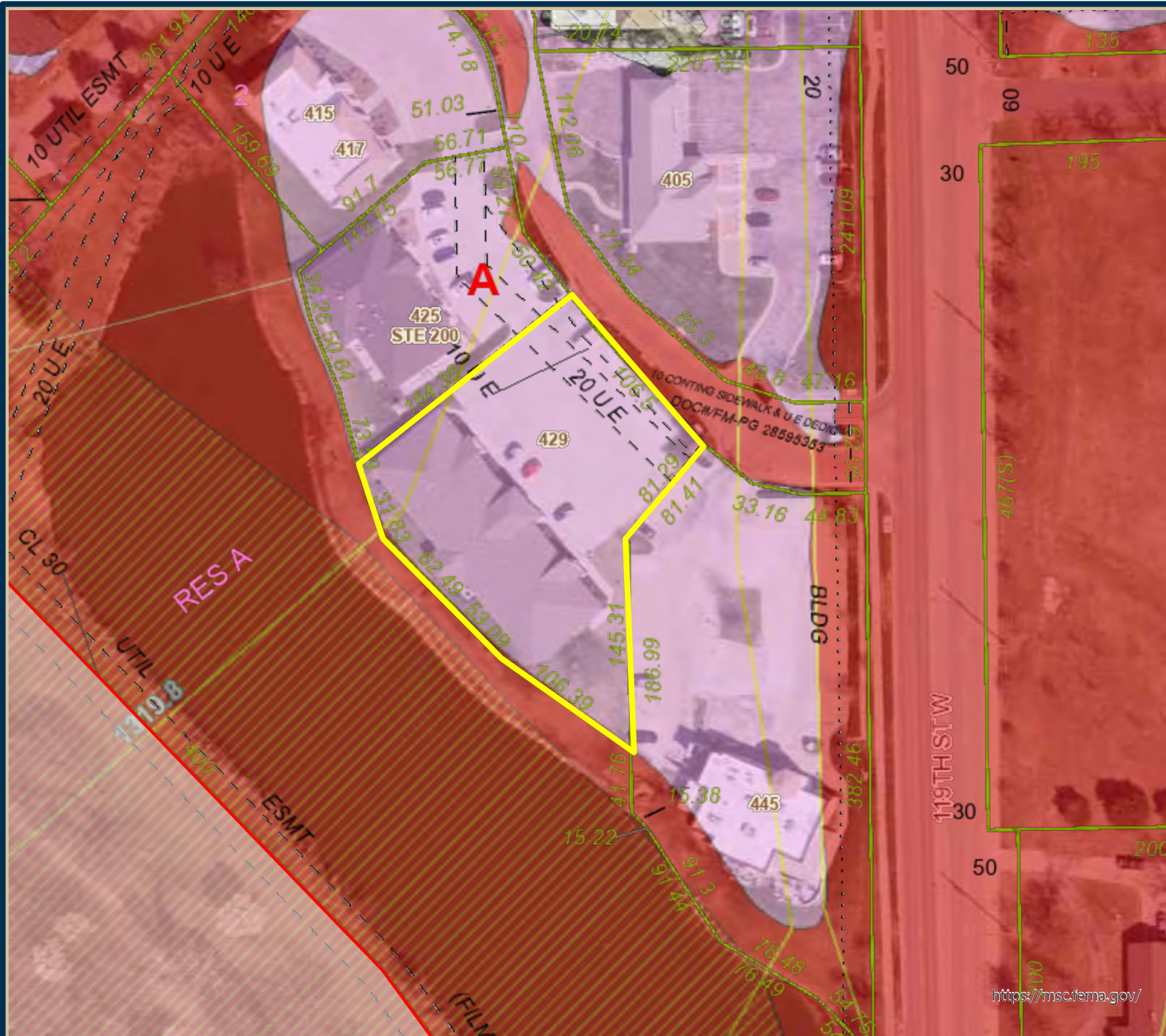
Sedgwick County, Kansas



1:1,128







## Sedgwick County, Kansas



### Legend

#### Flood Plain

(X) 0.2 Pct Annual Chance

0.2 PCT Annual Chance Flood Hazard

A  
A

AE  
AE

AE, FLOODWAY

AE, FLOODWAY

AH  
AH

AO  
AO

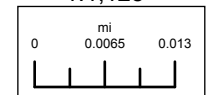
X - Area of Special Consideration

X AREA OF SPECIAL CONSIDERATION, AREA WITH REDUCED FLOOD RISK DUE TO LEVEE

X  
X

Area Not Included

1:1,128



Date: 9/29/2025

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Geographic Information Services

Sedgwick County...  
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## 429 S 119TH ST W WICHITA KS 67235 - Flood Map

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<https://msc.fema.gov/>





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Sedgwick County...  
working for you

Date: 9/29/2025

### 429 S 119TH ST W WICHITA KS 67235 - Aerial

It is understood that the Sedgwick County GIS, Division of Information and Operations, has no indication or reason to believe that there are inaccuracies in information incorporated in the base map.

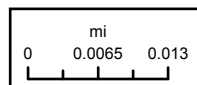
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Sedgwick County, Kansas



1:1,128



# N.E. ¼ SEC. 25, TWP. 27 S., R. 2 W.

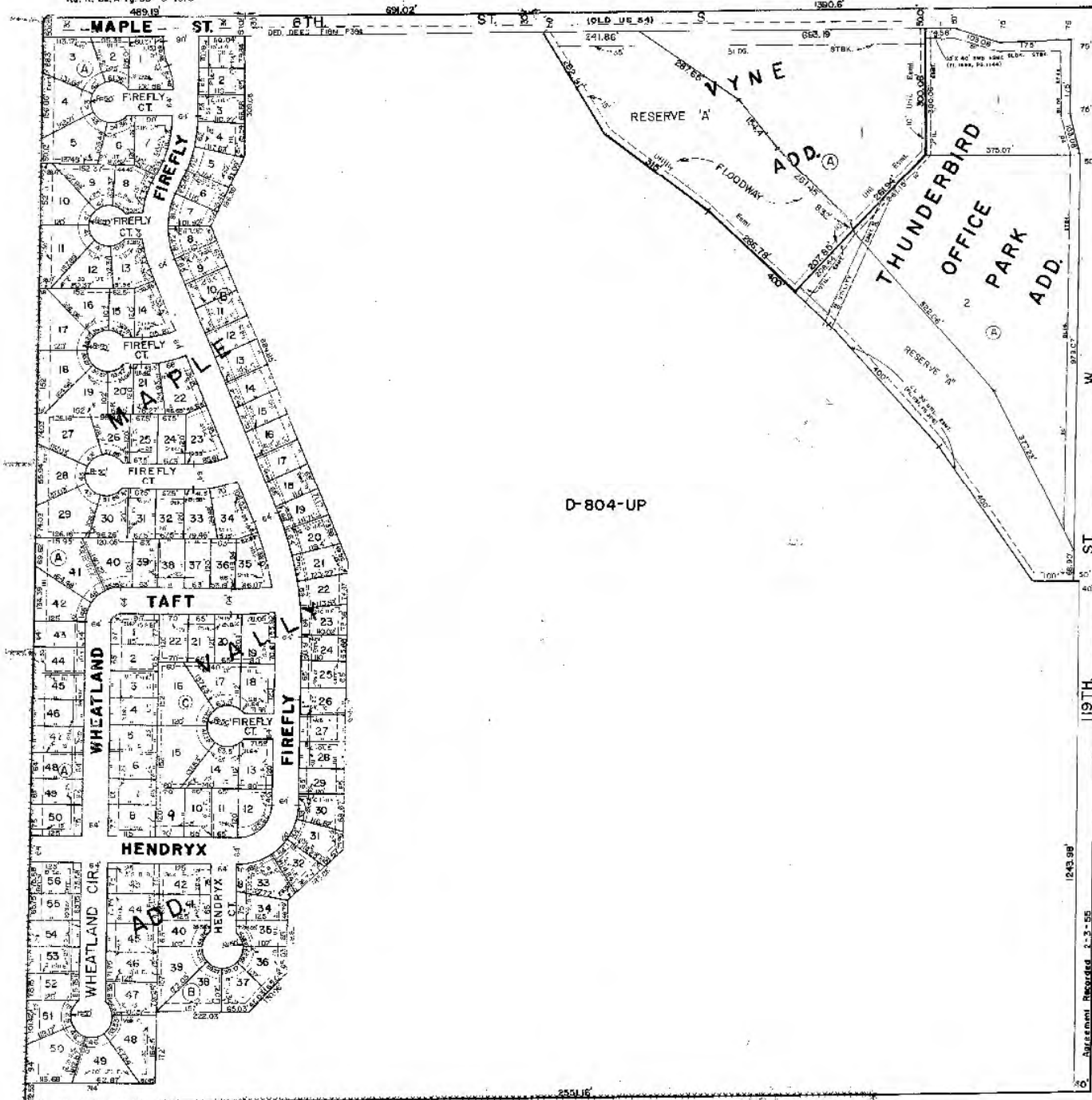
AT  
97

Rd. R. Bl. A Pg. 98 5-1875

(S. 86° 51' 10" W. 2670.81')

THIS SHEET PREPARED UNDER SUPERVISION OF  
SEGWICK COUNTY CLERK

(S. 0° 26' 25" W. 2844.84')



D-804-UP

(S. 26° 43' 47' E.)

(243.98')

Subsequent Recorded 2-3-55

(N. 86° 30' E. 2691.6')