



## PROPERTY SUMMARY

SALE PRICE	\$375,000.00
LAND SF	485,262 <sup>+/</sup> SF
LAND ACRES	11.14 <sup>+/</sup> acres
2025 R.E. TAXES	\$4,089.41
ZONING	I-1; Light Industrial
AIRPORT	Forbes Field is 5 minutes east
ELECTRIC SERVICE	Westar Energy. 12,470 voltage lines are adjacent to the property
GAS SERVICE	Kansas Gas Service - 4" mains on the north side of 57th St.
WATER & SEWER	City of Topeka. 12" main water on the north side of 57th St. 27" sanitary sewer line east of the property line.

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**LOCATION FEATURES:** A perfect location for Hwy 75 or Kansas Turnpike users with Forbes Field 5 minutes away.

**LAND FEATURES:** This is an ideal site for industrial users looking for drive-by exposure and easy highway access. The site has electric, gas, and water available.

