



LANDMARK  
COMMERCIAL  
REAL ESTATE

# Investment Opportunity

## 60-Keys

Minutes from Ft Riley and K-State University

1931 Lacy Drive, Junction City, KS

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# DRONE VIEW





# PROPERTY SUMMARY

Located at 1931 Lacy Drive, Junction City, Ks, this 3-story former Motel 6 offers a rare value-add opportunity for hotel investors, developers, or multi-family converters. Hotel recently closed its doors and is no longer open.

**SALE PRICE** **\$2,950,000**

**BUILDING SIZE** **24,843 SF**

**LOT SIZE** **1.80 Acres**

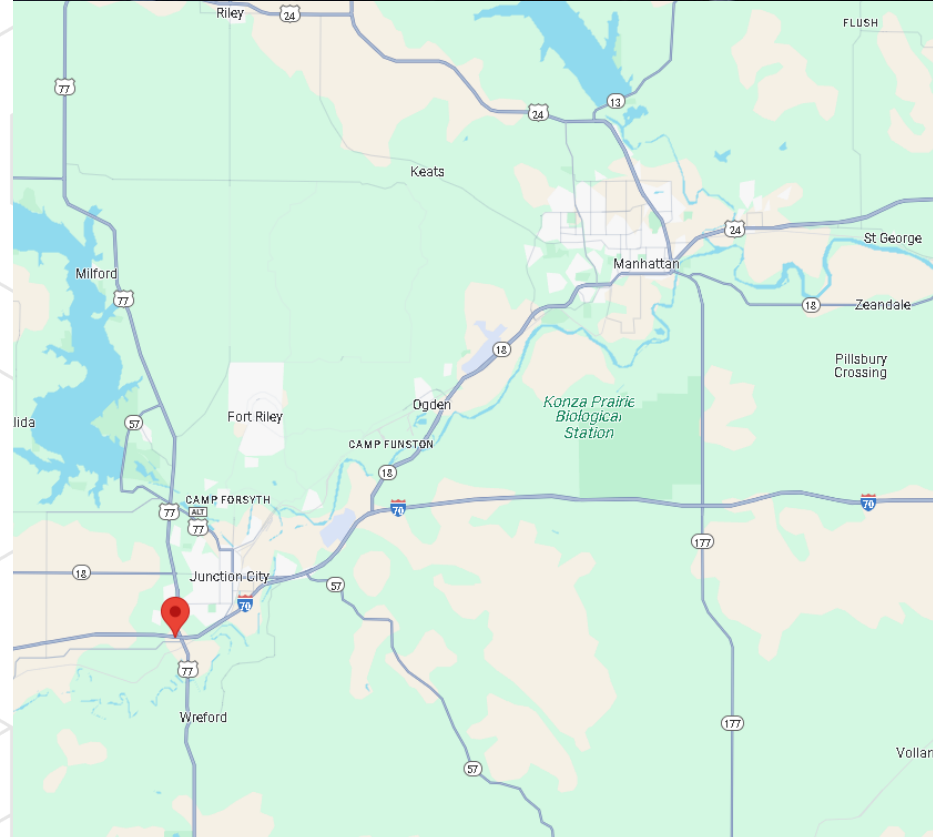
**ZONING** **CG**

## HIGHLIGHTS

- Traffic Counts:  
US-77 has 11,600 VPD & I-70 has 24,500 VPD
- 60+ keys across 3 stories
- Elevator and pool
- Renovated guest rooms and interior common areas early 2024
- I-70 frontage with quick access to Ft. Riley and Manhattan
- Current Hotel brand contract is up leaving full flexibility to rebrand or convert to multifamily

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	3,292	18,728	26,921
HOUSEHOLDS	1,348	7,564	10,495
AVG HH INCOME	\$77,563	\$71,110	\$68,246



# AREA HIGHLIGHTS

## FORT RILEY



Just minutes away, Fort Riley is home to the U.S. Army's 1st Infantry Division, supporting over 37,000 active-duty personnel, families, and civilian employees. This substantial population creates consistent demand for temporary lodging, extended-stay accommodations, and visiting family stays. Military travel, base transitions, training assignments, and community events drive year-round traffic that supports hotel and multi-family housing models alike.

## KANSAS STATE UNIVERSITY MANHATTAN, KS



Approximately 20 minutes from the property, Kansas State University enrolls over 20,000 students and hosts regular academic conferences, sports events, and alumni activities. This generates steady weekend traffic, sports fan stays, and parental visits, as well as demand for affordable student housing and temporary stays for faculty and staff.

Together, Fort Riley and Manhattan provide a stable, built-in demand base that can support both hospitality and residential uses, helping ensure strong occupancy potential for a rebranded hotel, extended-stay suites, or a multi-family conversion.

## ECONOMIC DEVELOPMENT & ACCESSIBILITY

Junction City is strategically located along the I-70 corridor, with five interstate exits providing seamless regional connectivity. The city sits at the crossroads of U.S. Highway 77 and Interstate 70, two major arteries that support consistent commercial traffic and ease of access for travelers, logistics, and workforce movement. This location advantage boosts the viability of hospitality, residential, or mixed-use projects.

The property is also supported by Union Pacific Railroad service and is within 30 minutes of the Manhattan Regional Airport, which offers daily flights to major hubs like Dallas/Fort Worth and Chicago, enhancing access for corporate travelers and out-of-town guests.

From an economic standpoint, Junction City and Geary County have demonstrated a pro-growth approach with incentives available for redevelopment, adaptive reuse, and hospitality investment. Local leadership actively collaborates with developers to encourage job creation and sustainable projects. The area benefits from a diverse employment base driven by military, education, healthcare, and logistics sectors — all of which feed into long-term housing and travel demand.

With a central U.S. location, strong infrastructure, and a government supportive of redevelopment initiatives, this market offers a compelling backdrop for repositioning an underutilized asset into a high-performing investment.



# PHOTOS





# AERIAL







## LANDMARK COMMERCIAL REAL ESTATE

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### For More Information

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## ABOUT LANDMARK

Landmark Commercial Real Estate, Inc. has extensive experience in the leasing and sales of retail, office, restaurant and industrial properties, as well as property management. We represent both Owners and Tenants/Buyers. Our extensive experience with both sides of the transaction gives us added insight in negotiating transactions that work for both parties. Landmark Commercial Real Estate maintains a large property database, which we utilize to provide Tenants with quick and reliable information. Landmark is also experienced in all phases of commercial real estate development including evaluation, conception, site selection, site planning, developmental services, construction management and leasing.

Landmark prides itself on our success in focusing on leasing and marketing properties for sale, lease and development. Many of the properties we handle are owned by institutional owners, investors and developers, who demand a high level of reporting and results. We are selective in the Listings that we accept, and we provide a commitment to results through implementation of a strategic marketing plan on every property.

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