



TIDEMANN
REAL ESTATE

DEVELOPMENT OPPORTUNITY

10100 E. Shannon Woods Circle, Wichita, KS 67226



**DEVELOPMENT
LAND**

FOR SALE \$586,754.00

349,358 ±
(8.02 A)

LAND SIZE

GENERAL
OFFICE

ZONING

GENERALS: \$0.00
SPECIALS: \$15.63

2024 TAXES

PROPERTY HIGHLIGHTS

- Development land available within a medical user campus.
- Access to site via Shannon Woods Street.
- Great access to K-96.
- Excellent visibility from K-96.

DEMOGRAPHICS



Population

1 Mile

3,743

3 Miles

41,570

5 Miles

121,902



Avg. HH Income

\$174,308

\$144,535

\$120,384



Median Age

46.8

39.3

36.1



ReeceNichols
SOUTH CENTRAL KANSAS

An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

Offered Exclusively By:

BRADLEY TIDEMANN, SIOR
316-650-8853 | Bradley@TidemannRE.com



TIDEMANN
REAL ESTATE

MEDICAL OFFICE/DEVELOPMENT OPPORTUNITY

10100 E. Shannon Woods Circle, Wichita, KS 67226



Traffic Counts

29th & Webb Approx. 22,600 VPD

K-96 & Webb Approx. 54,675 VPD

Colonel James Jabara Airport



SITE

GREENWICH RD.

Greenwich Plaza

Total Wine & More



FAMOUS Footwear

DSW DESIGNER SHOE WAREHOUSE

ROSS DRESS FOR LESS

MARDEL

FIVE BEL'W

maunices

WORLD MARKET

Michaels

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

HomeGoods

ZERNCO

DOLLAR TREE

io

Star

PRAIRIE FIRE



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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