



Maize South Schools
2,547 Students



DEVELOPMENT LAND AVAILABLE, BUILD-TO-SUIT OR GROUND LEASE

37th St and Maize Rd, Maize, KS

PROPERTY SUMMARY

PLEASE CALL FOR PRICING

Lot Size	0.77 AC (125' x 269')
Access	Maize Road and Reed Ave
Zoning	LC - Limited Commercial
2023 Taxes	\$1,155.37
Specials	\$4,602 per year
Traffic Count	18,465 VPD at 37th and Maize

Area Neighbors

Mendard's, Five Guys, Taco Bell, Dairy Queen Grill & Chill, Barn'rds, Wichita State University West Campus, Dollar Tree, Sonic, Kwik Shop, Maize South Schools and more!

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	3,855	35,632	77,174
Avg. HH Income	\$122,505	\$101,147	\$85,918
Daytime Population	3,152	34,347	70,032



[Area Neighbor]



[Area Neighbor]

16,089 VPD

**NEW SHARED
ENTRANCE —**

102' 128.7'

0.77 AC AVAILABLE



BARN'RDS
Restaurant

REED AVE



SHERWIN-WILLIAMS

**Grill & Chill.**

Legal Description Tract 3A

A part of Lot 3, Block 5, Wyn-Wood Addition, City of Maize, Sedgwick County, Kansas being described by Patrick Leo LaFontaine, PS 1690, on November 3, 2023, as follows:
The North 125.00 feet of said Lot 3, Containing 0.77 acres, more or less.

Legal Description Tract 3B

A part of Lots 3 and 4, Block 5, Wyn-Wood Addition, City of Maize, Sedgwick County, Kansas being described by Patrick Leo LaFontaine, PS 1690, on November 3, 2023, as follows:
The South 55.00 feet of said Lot 3 and the North 50.00 feet of said Lot 4, Containing 0.65 acres, more or less.

Easements and restrictions are shown as per subdivision plat for WYN-WOOD ADDITION, and a Commitment for Title Insurance, by issuing agent Kansas Secured Title, Inc. - Wichita KST File SG0710855, dated August 18, 2023, at 7:00 a.m.

Bearings shown on this survey are based on the Final Plat of WYN-WOOD ADDITION to Maize, Sedgwick County, Kansas

Lot Split

LEGEND

- Set 1/2"x24" Rebar w/ SBB ENG CLS 263 ID Cap
- Found Rebar, as noted
- ⊗ Found Chiseled Cross Cut
- (P) Plat

Scale: 1" = 60'



Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2023.

Tricia L. Robello, P.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

City of Maize)
Sedgwick County) ss: L/S No. _____
State of Kansas) Copy _____

I, _____, Director of Planning, Maize-Sedgwick County Metropolitan Area Planning Department, do hereby certify under the authority granted in the Subdivision Rules and Regulations that the lot split to which this stamp affixed has been approved.

Given under my hand and seal, this _____ day of _____, 2023.

MAIZE-SEDGWICK COUNTY METROPOLITAN AREA
PLANNING DEPARTMENT

_____, Director of Planning

We, SBB Engineering, LLC, Surveyors in aforesaid County and State do hereby certify that, under the supervision of the undersigned, we did on this October 27, 2023, perform a survey of the above described property.

Patrick Leo LaFontaine, P.S. 1690
SBB Engineering, LLC
101 South Kansas Avenue
Topeka, Kansas 66603
patrick.lafontaine@sbbeng.com
Corporate CLS 263

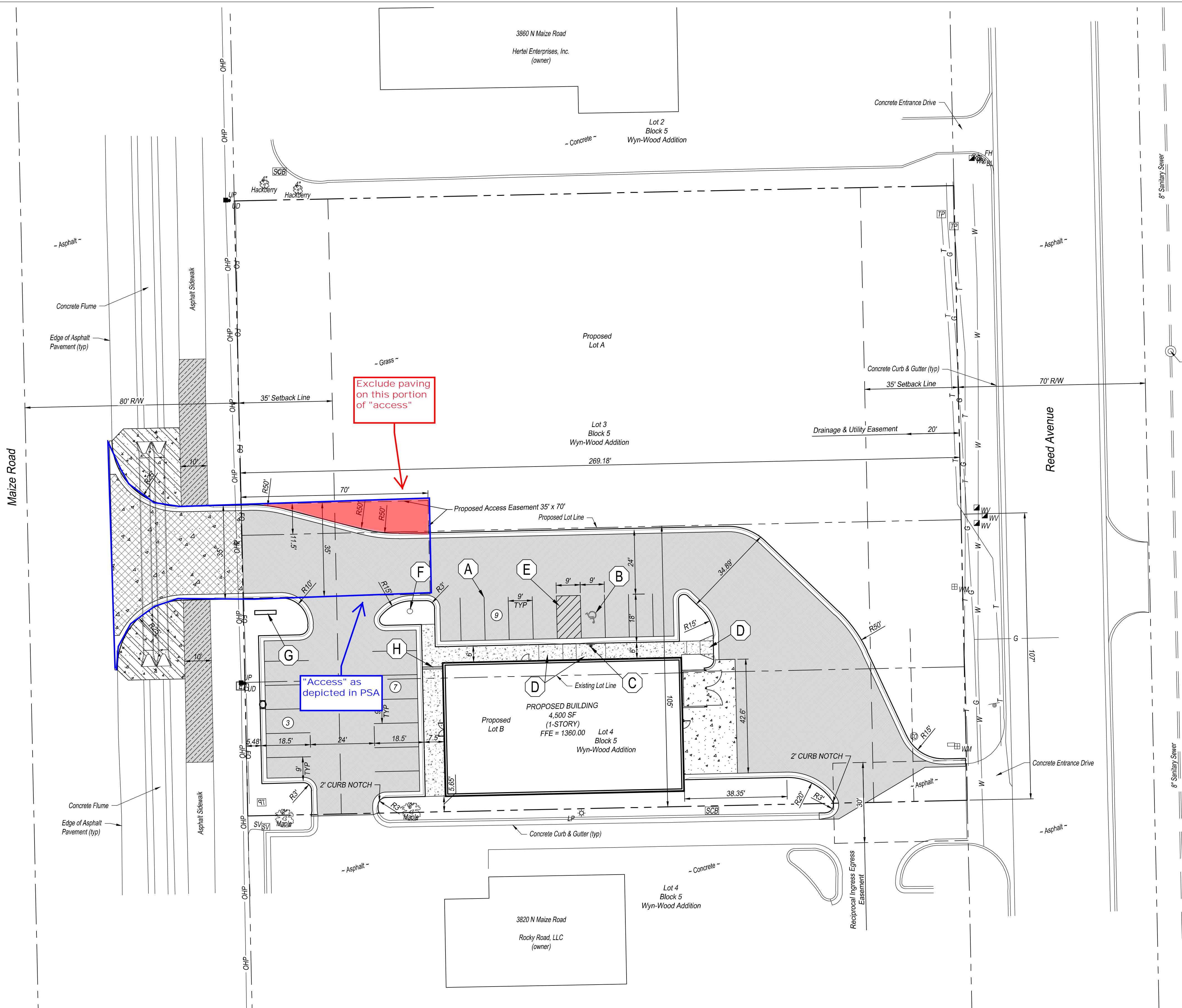


Date:
11/3/2023
Job No.:
23-153

SBB Engineering, LLC

101 South Kansas Avenue / Topeka, Kansas 66603
Ph: (785) 215-8630 / www.sbbeng.com

[File Location: X:\1 SBB Drawings\0-2023\23-153 SITE.dwg] [Plot Date: 1/8/2024 1:32:56 PM] [Last Saved: 1/8/2024 1:33:44 PM] [Plot Date: 1/8/2024 1:32:56 PM] [Last Saved: 1/8/2024 1:33:44 PM] [Plot Date: 1/8/2024 1:32:56 PM] [Last Saved: 1/8/2024 1:33:44 PM]



GENERAL NOTES:

- ALL CONSTRUCTION METHODS AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS COVERED BY THESE PLANS SHALL BE IN ACCORDANCE WITH THE STANDARD TECHNICAL SPECIFICATIONS AND CURRENT REVISIONS ON FILE IN THE OFFICE OF THE CITY ENGINEER, CITY OF MAIZE, KANSAS.
- UTILITIES WERE FIELD LOCATED THROUGH KANSAS ONE CALL AND MAPS PROVIDED BY THE CITY OF WICHITA GIS WEBSITE. THE LOCATION OF ALL OVERHEAD AND UNDERGROUND UTILITIES MAY VARY FROM WHAT IS INDICATED IN THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE UTILITY OWNER TO LOCATE AND FLAG ALL UNDERGROUND UTILITIES WHETHER INDICATED OR NOT. NO EXCAVATION WILL BE PERMITTED IN THE AREA OF UNDERGROUND UTILITIES UNTIL ALL SUCH UTILITIES HAVE BEEN LOCATED AND IDENTIFIED TO THE SATISFACTION OF ALL PARTIES AND THEN ONLY WITH EXTREME CARE TO AVOID ANY POSSIBILITY OF DAMAGE TO THE UTILITY.
- ALL PERMITS AND FEES NECESSARY TO CONSTRUCT THE PROJECT IS THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE SPECIFIED, ALL DISTURBED AREAS THAT ARE NON-HARDSCAPED SHALL BE EITHER LANDSCAPED OR SEEDED AND FERTILIZED.
- ALL PAVEMENT REMOVAL AREAS SHALL BE SAW CUT TO FORM A STRAIGHT AND UNIFORM LINE.

SITE PLAN KEY NOTES:

- A** PLACE PAVEMENT MARKING, 4" PAINTED, YELLOW, 90° TO SIDEWALK (TYP.) OR CURB.
- B** PLACE PAVEMENT MARKING, ACCESSIBLE PARKING SYMBOL, WHITE. INSTALL INTERNATIONAL SYMBOL FOR ACCESSIBILITY SIGN.
- C** INSTALL BOLLARD AND ACCESSIBLE SIGN WITH INTERNATIONAL SYMBOL FOR ACCESSIBILITY.
- D** CONSTRUCT ACCESSIBLE RAMP.
- E** PLACE PAVEMENT MARKING, 4" PAINTED, WHITE, SKEWED 45° TO PARKING STALL STRIPE (TYP.) AND SPACED AT 2'.
- F** INSTALL FLAG POLE. REFER TO ARCHITECTURAL PLANS.
- G** CONSTRUCT MONUMENT SIGN. REFER TO ARCHITECTURAL PLANS.
- H** CONSTRUCT DOWNSPOUT SIDEWALK CHANNEL WITH DIAMOND PLATE COVER. REFER TO MEP PLANS.

LEGEND:

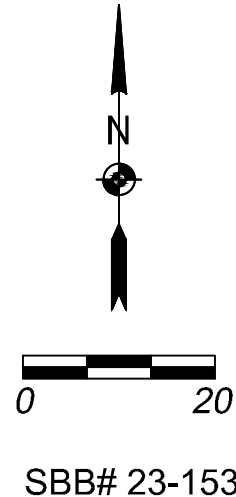
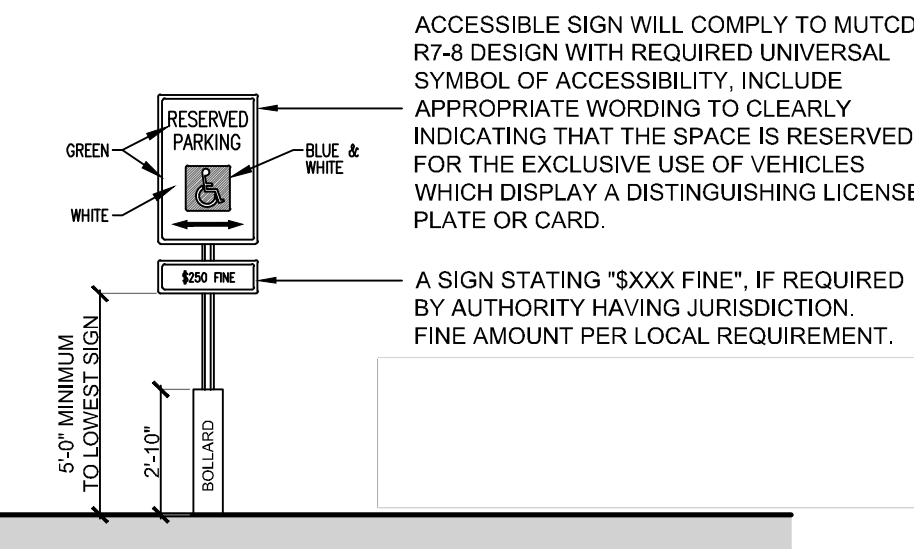
- 8" CONCRETE ENTRANCE PAVEMENT.
- 8" CONCRETE PAVEMENT
- 6" ASPHALT PAVEMENT
- 6" ASPHALT SIDEWALK PAVEMENT
- 6" CONCRETE PAVEMENT
- 4" CONCRETE SIDEWALK

PARKING CALCULATIONS:

REQUIRED PARKING = 1 SPACE PER 250 SF OF FLOOR AREA
REQUIRED PARKING = 4,500 SF / 250 SF = 18 SPACES
TOTAL PARKING SPACES PROVIDED = 19 SPACE

LEGAL DESCRIPTION PER COMMITMENT NUMBER: SG0710855

ALL OF LOT 3, AND LOT 4, EXCEPT THE SOUTH 130 FEET THEREOF, BLOCK 5, WYN-WOOD ADDITION TO MAIZE, SEDGWICK COUNTY, KANSAS.



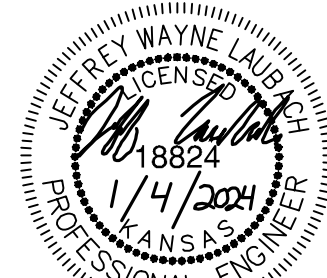
ARCHITECT OF RECORD

JENNIFER
LYNN
PETTY,
ARCHITECT

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF ROGUE ARCHITECTS. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ISSUE FOR CONSTRUCTION
01/04/2023

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE DRAWINGS.



SBB Engineering, LLC
101 South Kansas Avenue
Topeka, Kansas 66603
Ph: (785) 215-8630 / www.sbbeng.com

PROJECT NAME:
Sherwin Williams
PROJECT ADDRESS:
**3834 N. MAIZE ROAD
MAIZE, KS 67101**

PROJECT #: 23-0245
ORIGINAL ISSUE DATE: 01/04/2024
DRAWN BY: RK
CHECKED BY: JWL

SHEET TITLE:
SITE PLAN

SHEET NUMBER:

C2

SBB# 23-153



LANDMARK
COMMERCIAL
REAL ESTATE

MAIZE ROAD Wichita, Kansas

37th and Maize Rd Retailers



Maize South Schools
2,547 Students

37th ST

MAIZE RD

TYLER RD

21st ST

29th ST

21st & Tyler Retailers



New Market Square Retailers



SITE

OXFORD
GRAND
Assisted Living &
Senior Apartments



LANDMARK
COMMERCIAL
REAL ESTATE

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Wichita, Kansas 67202
www.landmarkrealestate.net

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sharper@landmarkrealestate.net

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