



HWY. 54/400 FRONTAGE DEVELOPMENT SITE

10727 E. KELLOGG | WICHITA, KS 67207

Ben Gartner, CCIM | 316-292-3967 | bgartner@weigand.com



WeigandCommercial.com

PROPERTY OVERVIEW

LOT SIZE	4.53± Acres
ADDITIONAL ACREAGE AVAILABLE	5.42± Acres
TOTAL AVAILABLE	9.95± Acres
# OF PARCELS	3
ZONING TYPE	General Commercial (GC)
STREET FRONTAGE	US Hwy. 54/400
LOCATION	1,500 ft. west of signalized corner at Greenwich and US 54 Hwy./Kellogg.
ACCESS	Right in/right out on E. Kellogg Drive
2023 TAXES	\$39,760.85
PURCHASE PRICE	Contact Broker

MAJOR AREA BUSINESSES INCLUDE:



TEXTRON AVIATION

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
MEDIAN AGE	32.3	35.2	36.9
POPULATION	5,294	29,148	53,148
MEDIAN HH. INCOME	\$75,537	\$87,196	\$95,026

TRAFFIC COUNTS

45,752 vehicles per day at US Hwy. 54/Kellogg & Greenwich Rd.



Direct Access



1 Mile



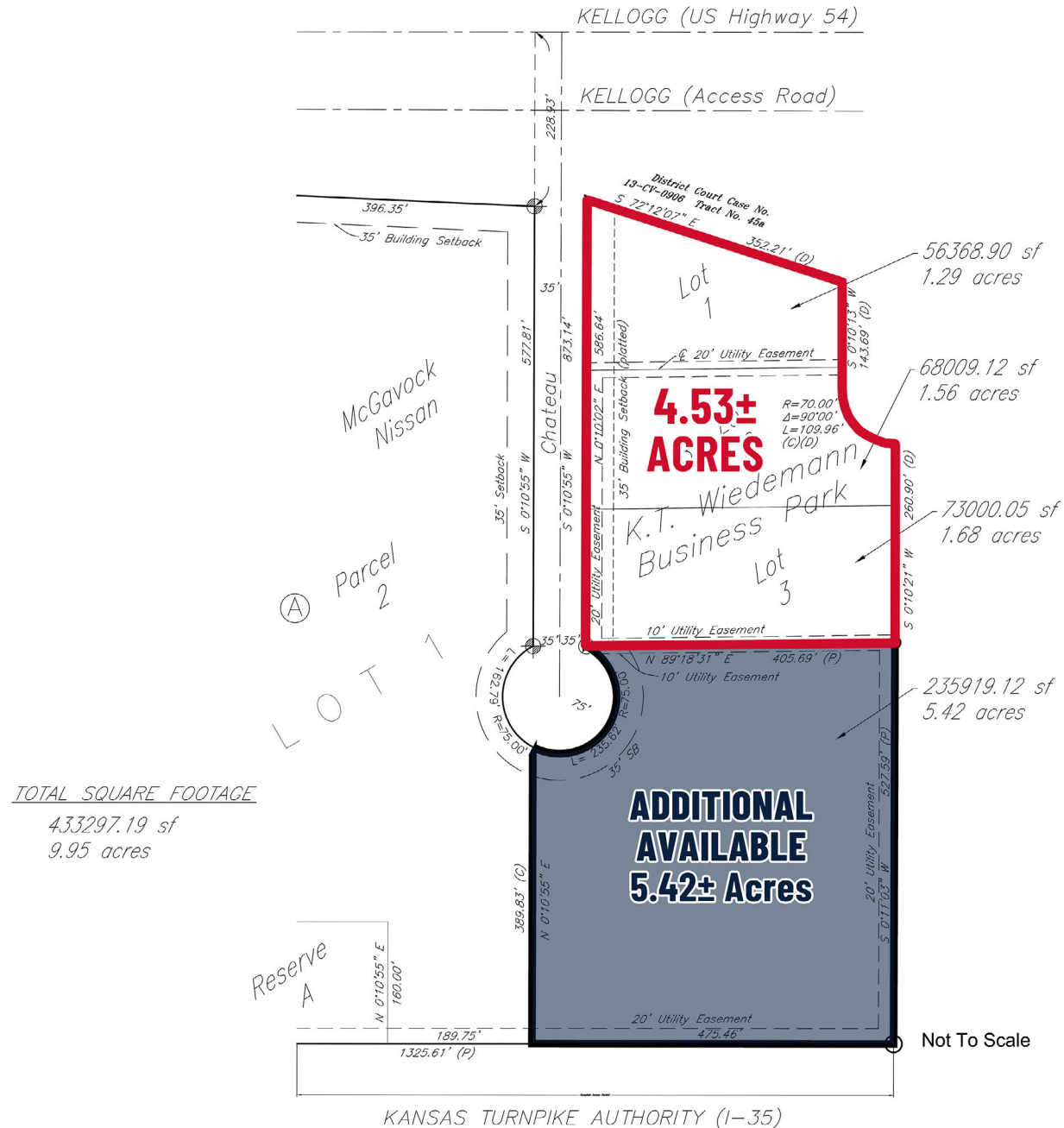
1.5 Miles



4.5 Miles



SURVEY

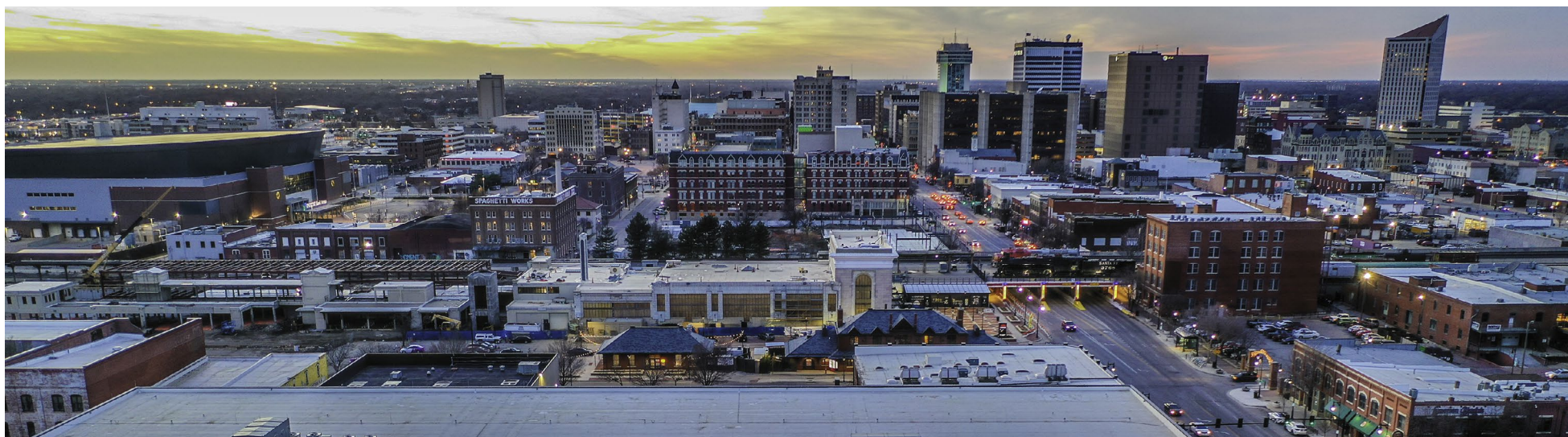


AERIAL



METRO AREA





WICHITA, KANSAS

The Wichita Metropolitan Statistical Area (MSA) encompasses Sedgwick, Butler, Harvey, Kingman and Sumner counties, and is the largest metro area in Kansas with 2019 population of 640,218 persons. Wichita State University's Center for Economic Development & Business Research (CEDBR) projects the regional population at 863,584 in 2040.*

Wichita is home to world-class industries, the most noted of which are aviation-related and have earned Wichita the title of "Air Capital of the World." In addition, Wichita continues to attract new businesses. Integra Technologies, a provider of semiconductor packaging and other services, recently announced expansion plans – a capital investment of \$1.8 billion – creating nearly 2,000 high-paying jobs. A Wichita State University economic impact study estimates the expansion will create an additional 3,161 jobs through suppliers, construction labor, and other service positions.

Wichita is located in south central Kansas at the intersection of Interstate 135 and U.S. Highway 54, approximately 157 miles north of Oklahoma City, 181 miles southwest of Kansas City, and 439 miles east-southeast of Denver.

*Source: Greater Wichita Partnership, 2024

**Source: United States Census Bureau, 2022

***Source: *Wichita Business Journal*, June 2024

WICHITA MSA

790,138*

POPULATION (WICHITA REGION)

\$68,925**

MEDIAN HOUSEHOLD INCOME

35.9*

MEDIAN AGE

90%*

EDUCATION (HIGH SCHOOL OR ABOVE)

19,503*

TOTAL BUSINESSES (CITY WIDE)

MAJOR EMPLOYERS***

Spirit AeroSystems, Inc. (13,095)
 Textron Aviation (10,700)
 McConnell Air Force Base (5,976)
 USD 259 - Wichita (5,503)
 U.S. Government (5,200)
 Stevens Enterprises (3,573)
 Ascension Via Christi (3,440)
 Wichita State University (3,016)
 City of Wichita (2,818)
 Koch Industries (2,764)
 Sedgwick County (2,670)
 State of Kansas (2,100)
 Wesley Healthcare (1,970)
 Bombardier (1,400)



BEN GARTNER, CCIM

316-292-3967 | bgartner@weigand.com