

# DERBY LOTS FOR SALE

2919 N Commerce Drive, Derby, KS 67037



## Opportunity in Derby

This is an excellent opportunity for businesses looking to expand in Derby. The site offers the ideal location to build a new facility that serves customers locally and regionally.

### Suitable Uses:

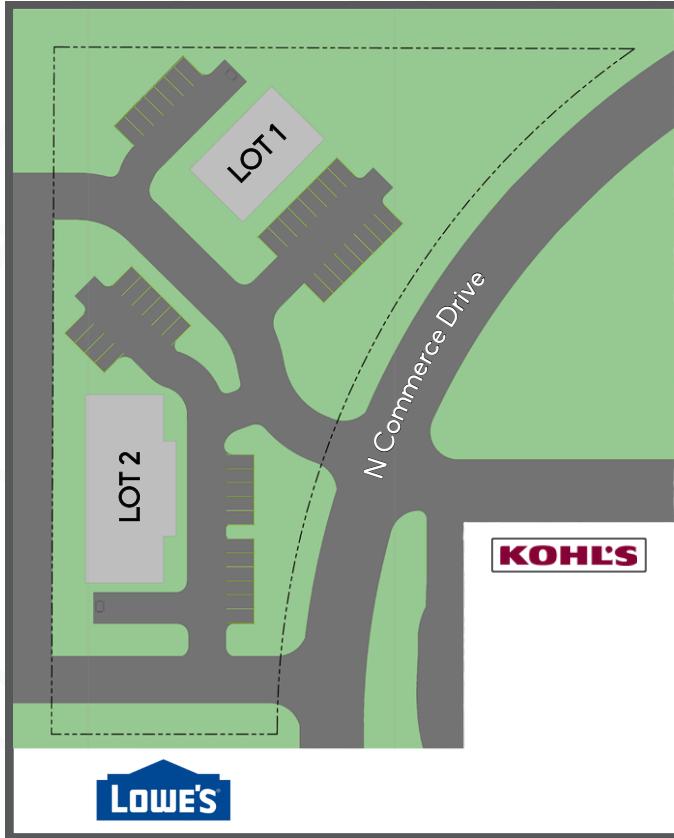
- General office
- Service-based businesses
- Medical or dental practices
- Showrooms

### Lot Features:

- Shovel-ready lots.
- Build-to-suit options available.

### Strategic Location:

- Excellent access via Patriot Ave and K-15 Highway (+/-35K VPD) intersection.
- Neighbors include Lowe's and Kohl's.



## PROPERTY DETAILS

- **Zoning:** B5
- **Lot 1:**
  - Available: 0.89 acres
  - Price: \$76,000
- **Lot 2:**
  - Available: 0.94 acres
  - Price: \$82,000
- **Additional Details**
  - Utilities to the lot line (electric, water, sewer, and cable) and gas across Commerce Drive.
  - Curbs, cuts, and drives off Commerce Drive have been built.



**Kurt Yowell**



316.734.1139



316.263.7242



[kurt@streetcommercial.com](mailto:kurt@streetcommercial.com)



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## AREA DETAILS



DAILY TRAFFIC COUNT

**+/-35K VPD**



POPULATION (3 MILES)

**30,851**



TOTAL EMPLOYED (3 MILES)

**15,110**



MEDIAN AGE (3 MILES)

**36.9**



AVERAGE HH INCOME (3 MILES)

**\$82,448**