

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:

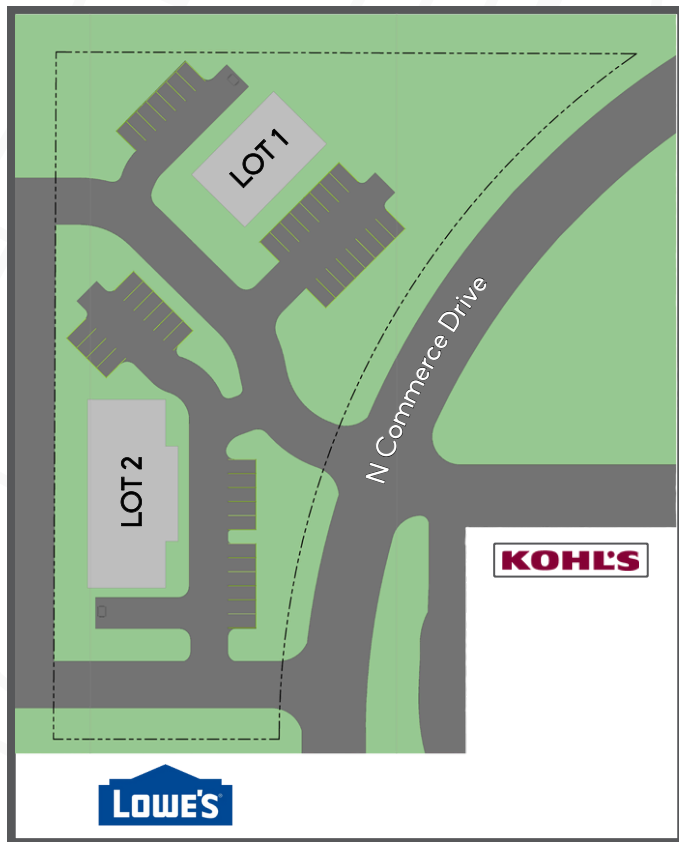
- General office
- Service-based businesses
- Medical or dental practices
- Showrooms

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.



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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

