

2.5 ACRES WITH I-235 & SENECA FRONTAGE

3825 S. Seneca St., Wichita, KS 67217



SALE PRICE/LEASE RATE: Contact Broker

LOT SIZE: 108,609 SF

BUILDING SIZE: 2,280 SF










YEAR BUILT: 2000

ZONING: Limited Commercial

2023 TAXES: Generals: \$13,785.23
Specials: \$8.89

PROPERTY HIGHLIGHTS

- High visibility location on I-235.
- Directly across from Steeple Bay Development.
- Area neighbors include: Gander RV, Splash Aqua Park, Cosmic Pet, Public Storage, Kansas Army National Guard and Wichita South High School.
- Excellent highway access.
- Majority of lot is paved.
- Owner financing available.

| | | |
|---|--|---|
|  3.5 miles |  3.5 miles |  3.5 miles |
|  11 miles |  12.5 miles |  5.2 miles |
|  2.7 miles |  2 miles |  0.2 miles |

TRAFFIC COUNTS



SENECA & I-235

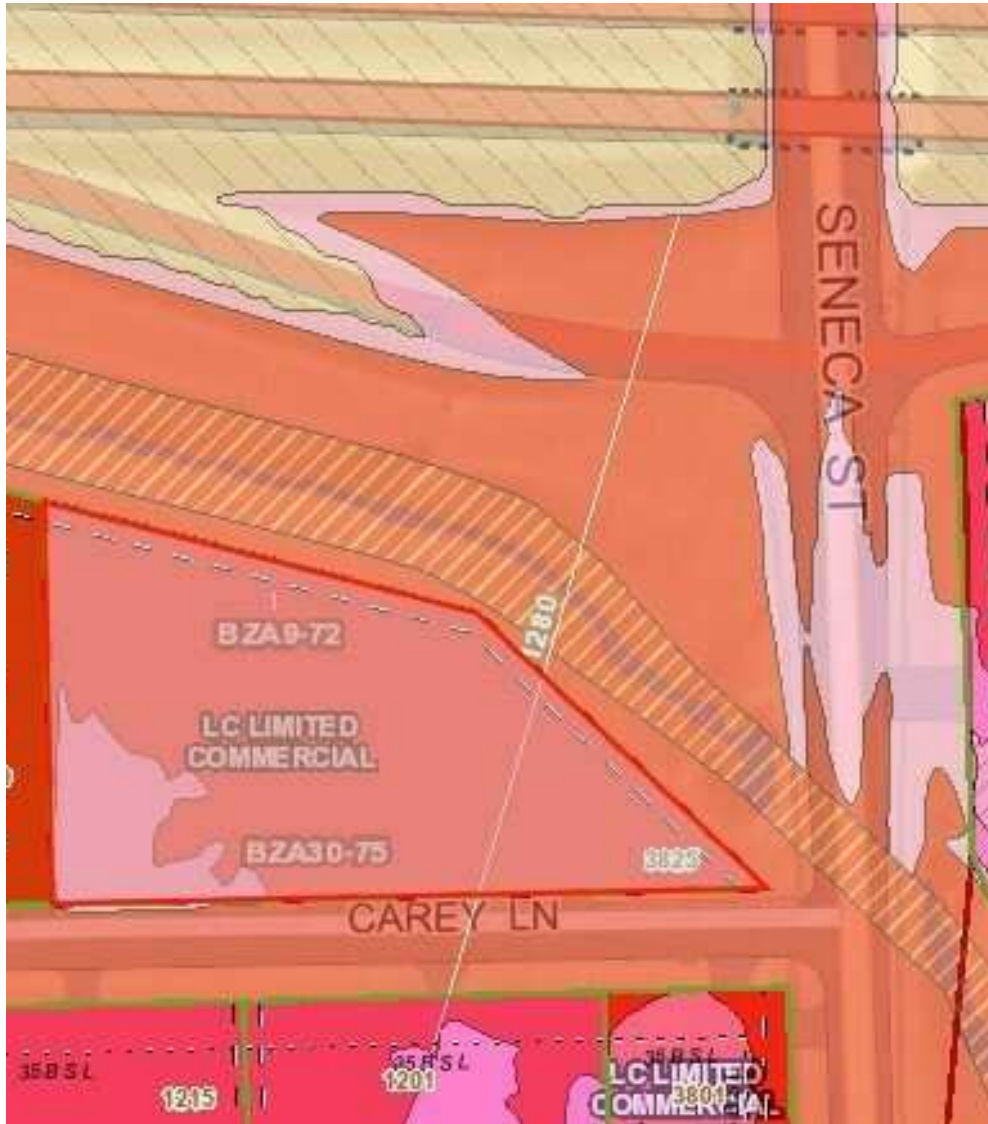
31,667 VPD



Offered exclusively by: **Ben Gartner, CCIM** | 316-292-3967 | bgartner@weigand.com

2.5 ACRES WITH I-235 & SENECA FRONTAGE

3825 S. Seneca St., Wichita, KS 67217



Offered exclusively by: Ben Gartner, CCIM | 316-292-3967 | bgartner@weigand.com

2.5 ACRES WITH I-235 & SENECA FRONTAGE

3825 S. Seneca St., Wichita, KS 67217



SITE

STEEPLE BAY CROSSGATE DISTRICT:
80 ACRE MIXED USED DEVELOPMENT
ANCHORED BY CAMPING WORLD
AND SPLASH! AQUA PARK

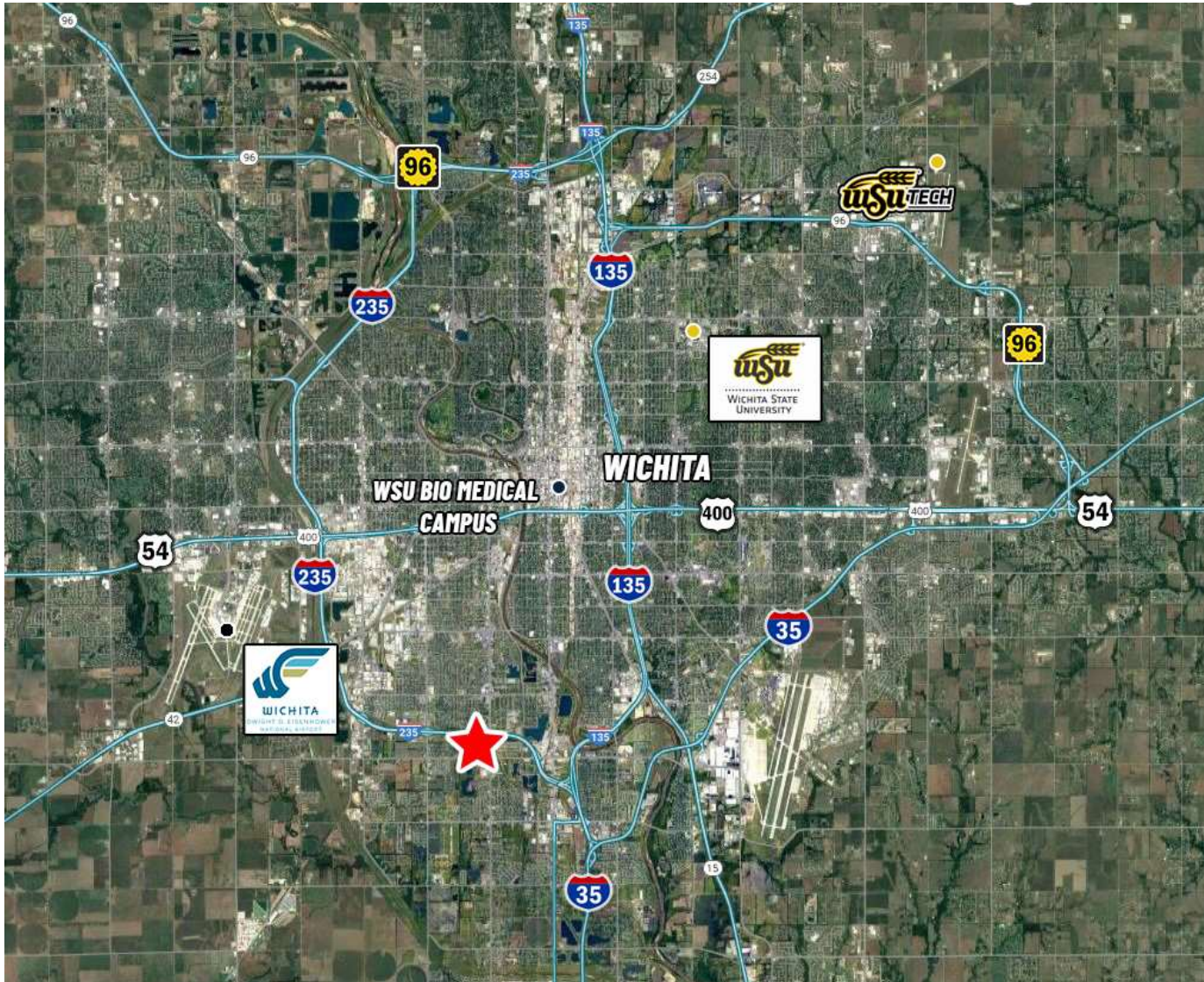


Offered exclusively by: Ben Gartner, CCIM | 316-292-3967 | bgartner@weigand.com

J.P. Weigand & Sons, Inc. Commercial | 150 N. Market Street, Wichita, KS 67202 | WeigandCommercial.com

2.5 ACRES WITH I-235 & SENECA FRONTAGE

3825 S. Seneca St., Wichita, KS 67217



Offered exclusively by: Ben Gartner, CCIM | 316-292-3967 | bgartner@weigand.com

J.P. Weigand & Sons, Inc. Commercial | 150 N. Market Street, Wichita, KS 67202 | WeigandCommercial.com