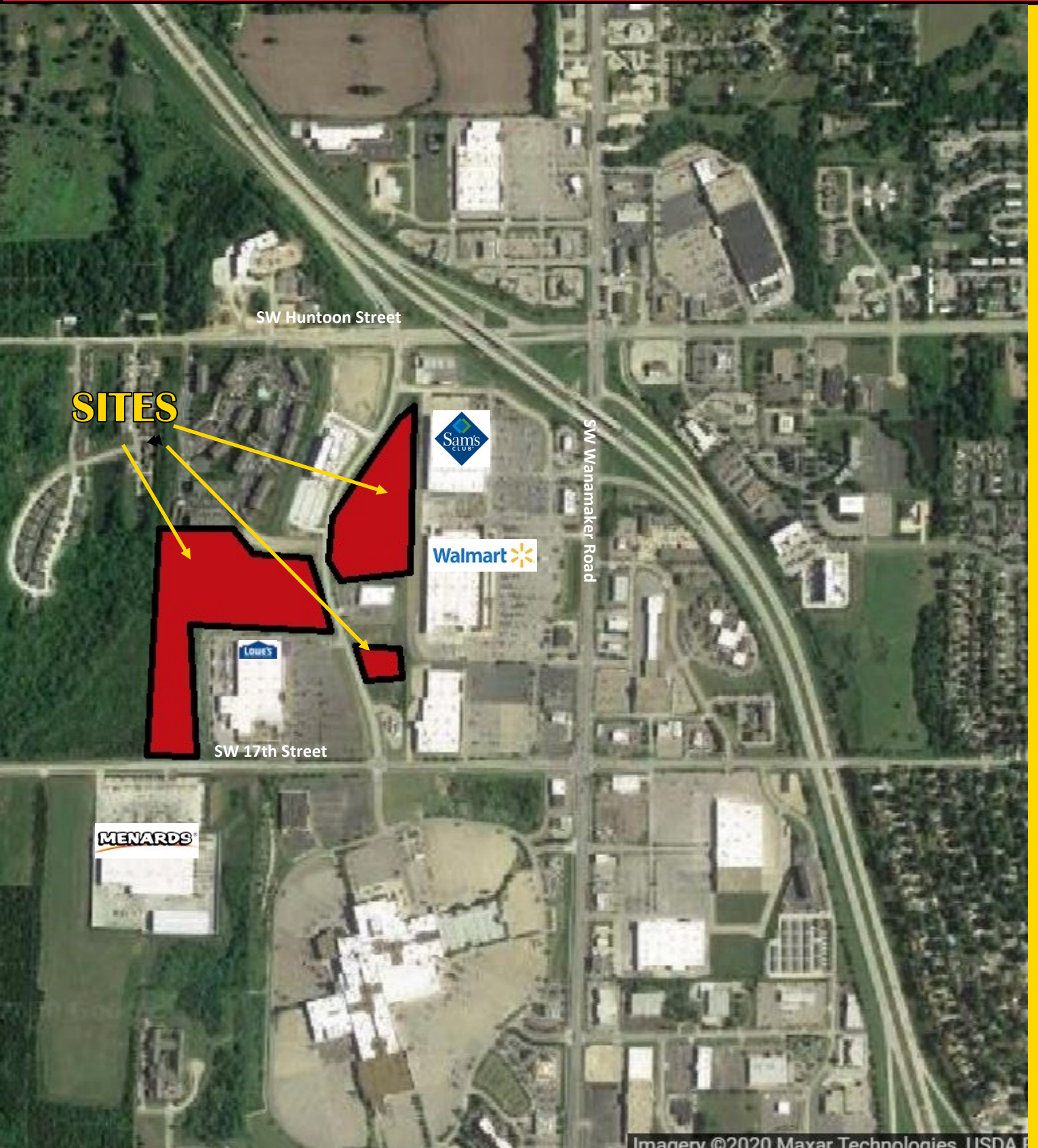


CHOICE DEVELOPMENT LOTS/Western Topeka, Kansas



FOR SALE

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VARNUM

ARMSTRONG

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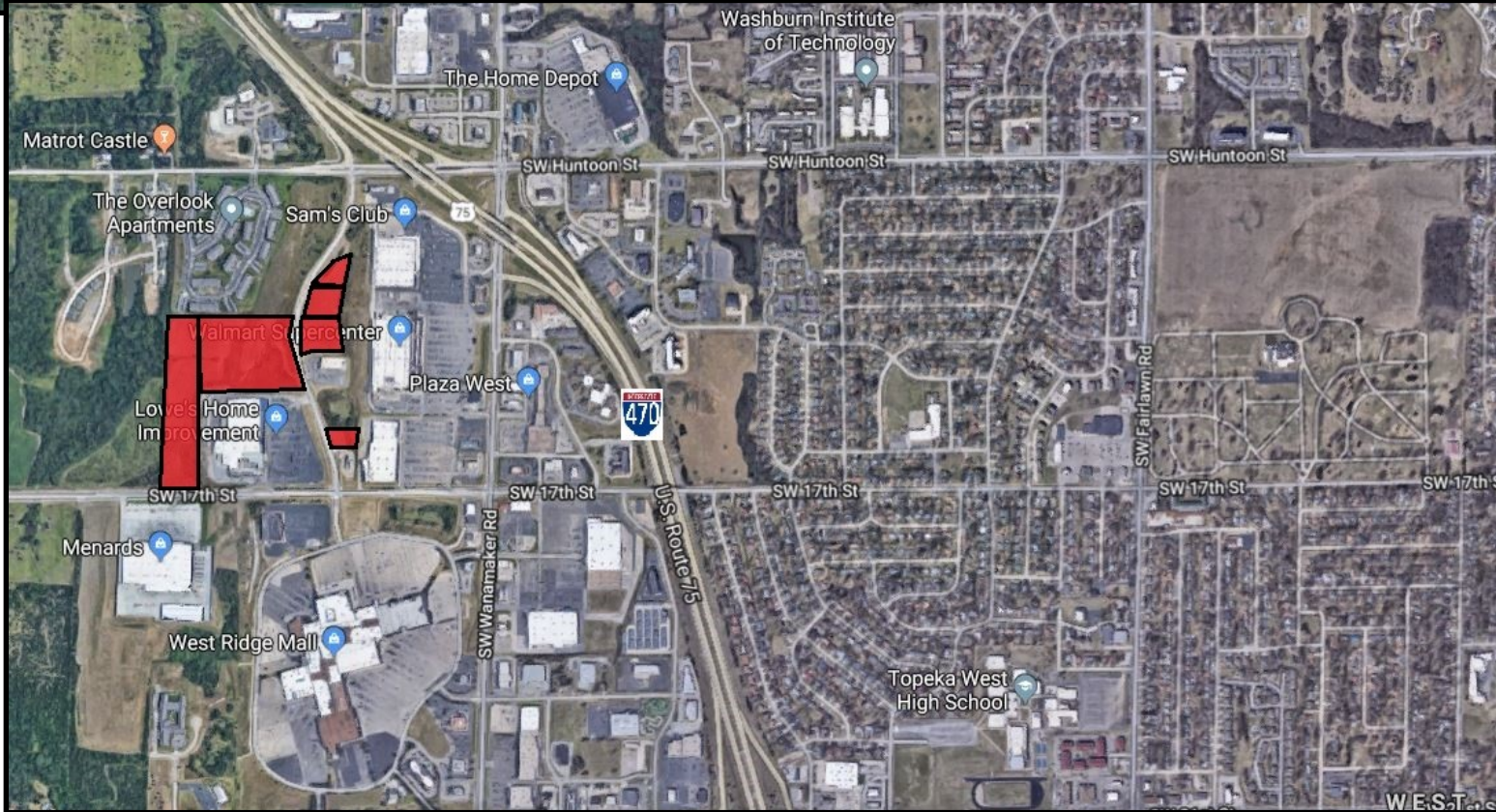
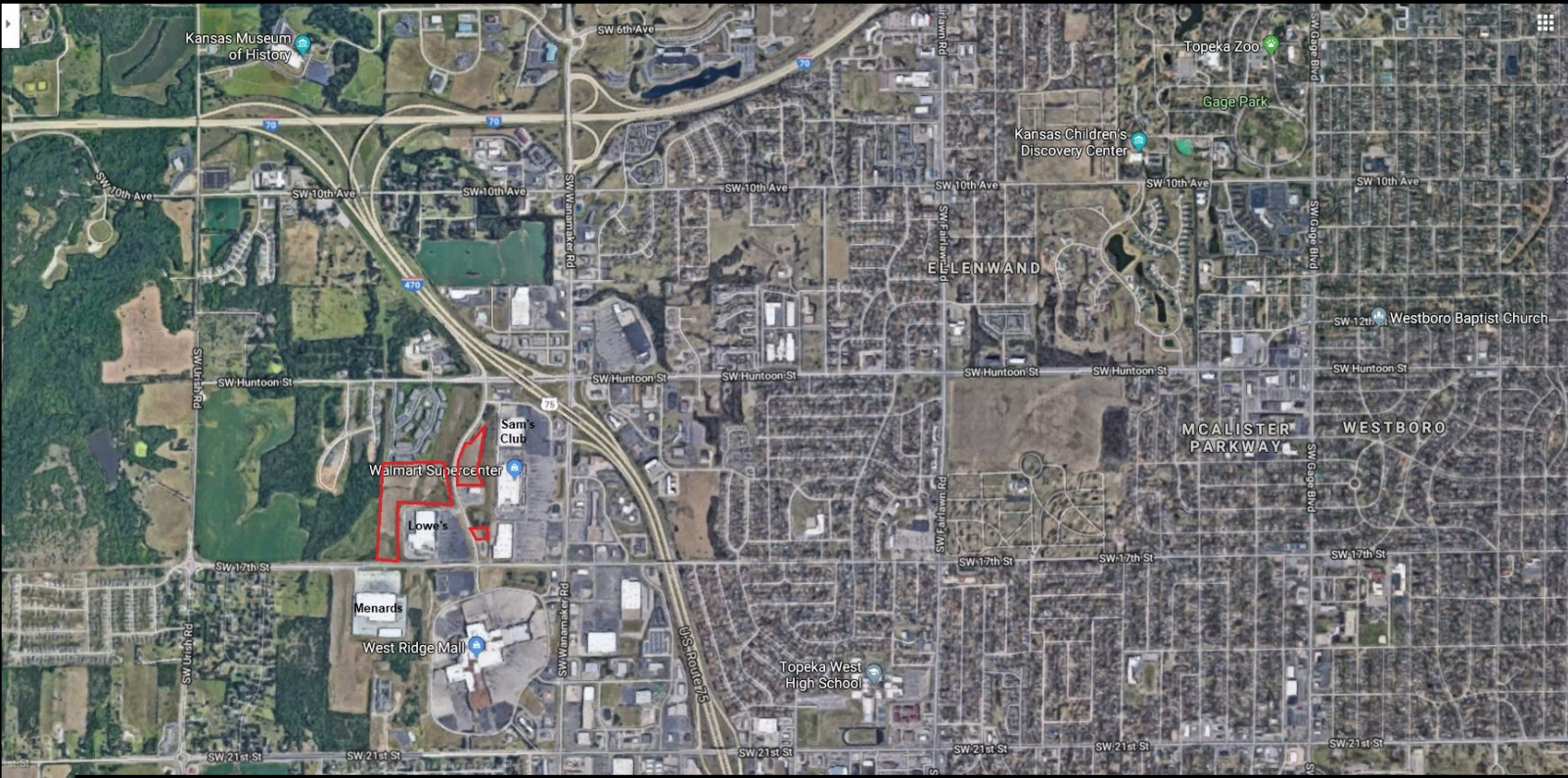
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- ◆ **Topeka's MAJOR Commercial Corridor**
- ◆ **3/4 Acres to 16 acres**
- ◆ **All Utilities**
- ◆ **Uses: Retail, Office, Assisted Living, Hotel, Other Commercial**
- ◆ **Adjoins Leading Retail including Wal-Mart, Sam's Club, Kohls, Lowes, Menards, Westridge Mall**
- ◆ **Excellent Access to I-470, Huntoon, 17th Street and Wanamaker**
- ◆ **Liquidating Long-held Family Property**

AERIAL MAPS



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PARCEL MAP

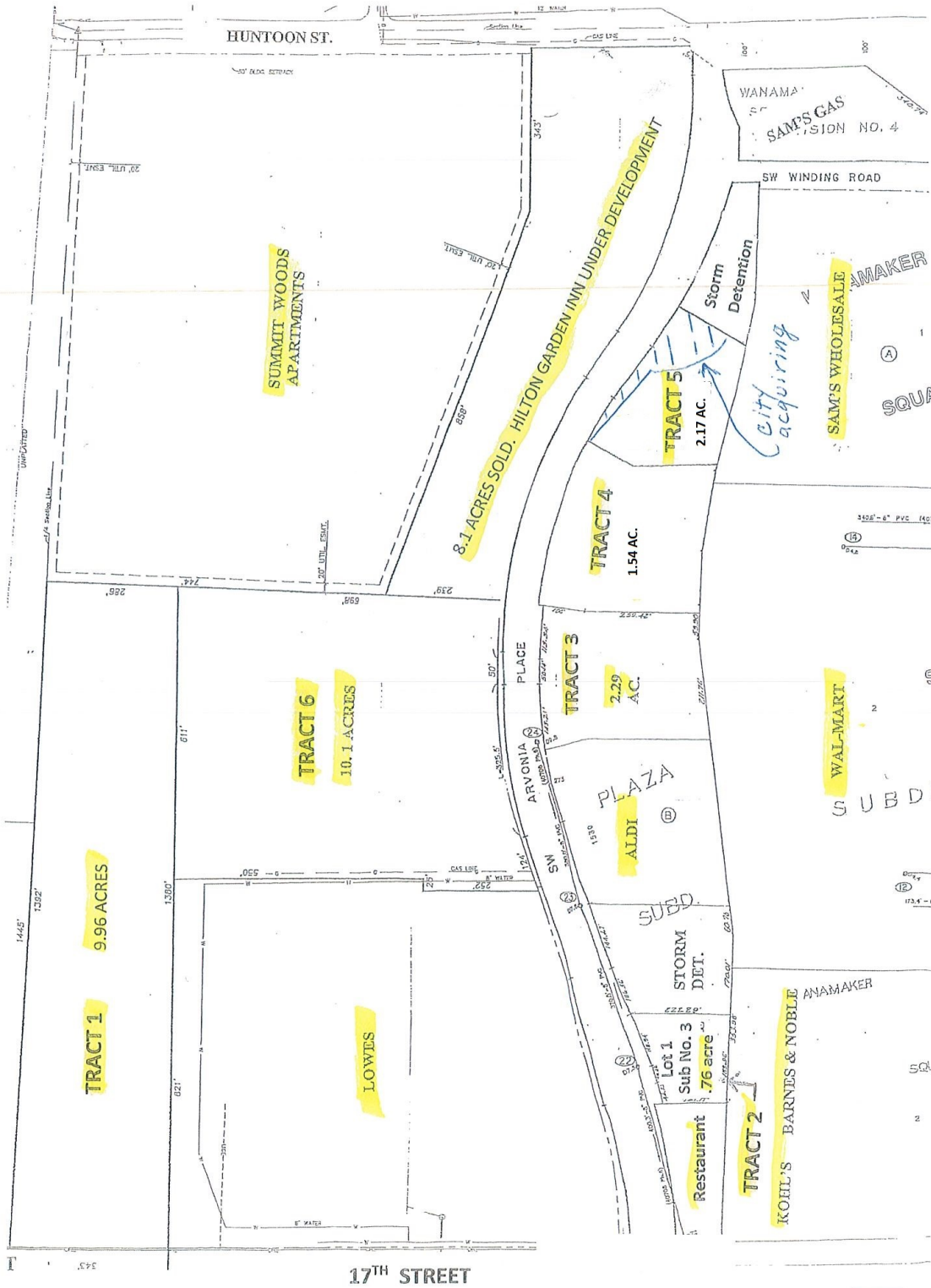


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PLAT MAP

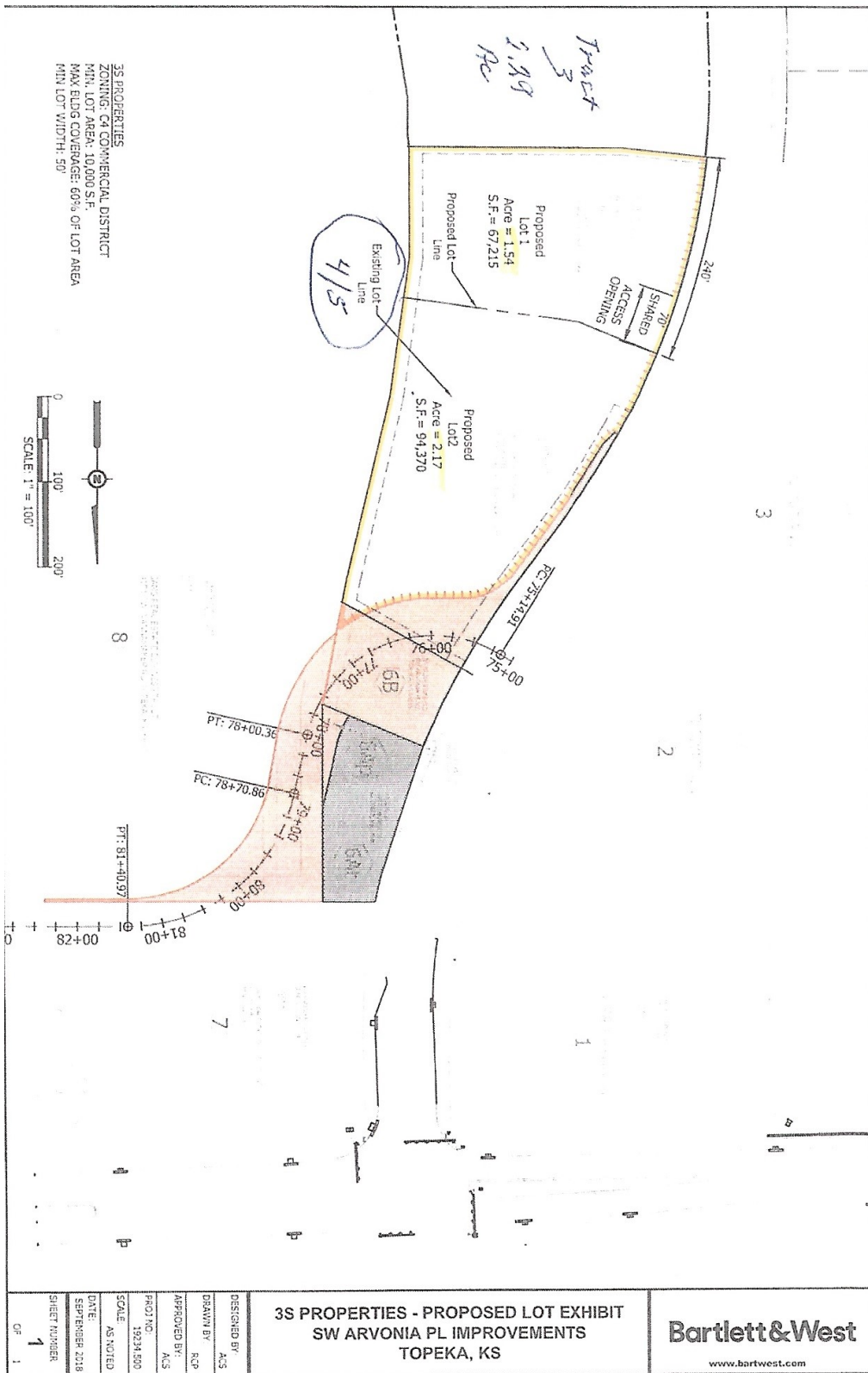


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PLAT MAP



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COMMERCIAL/APARTMENT LOTS

West of Wanamaker, Huntoon to 17th Street

Topeka, Kansas

<u>Site</u>	<u>Zoning</u>	<u>Size</u>	<u>Price/SF</u>	<u>Total Price</u>
* Tract 1	Office	9.96 ac.	\$3.00	\$1,301,000
Tract 2	C-4 Commercial	33,000 sf	\$8.00	\$264,000
**Tract 3	C-4	2.29 ac.	\$5.00	\$498,700
**Tract 4 (New Plat, Lt 1)	C-4	1.54 ac.	\$6.00	\$402,500
**Tract 5 (New Plat, Lt 2)	C-4	2.17 ac.	\$7.50	\$708,939
* Tract 6	C-4	10.1 ac.	\$3.00	\$1,319,800

*Tracts 1 and 6 can be combined if larger size is needed. Also, will consider dividing Tract 6 and selling Arvonja Place Road frontage of Tract 6 at higher price per square foot.

**Tracts 3, 4, and 5, or any combination, can be combined.