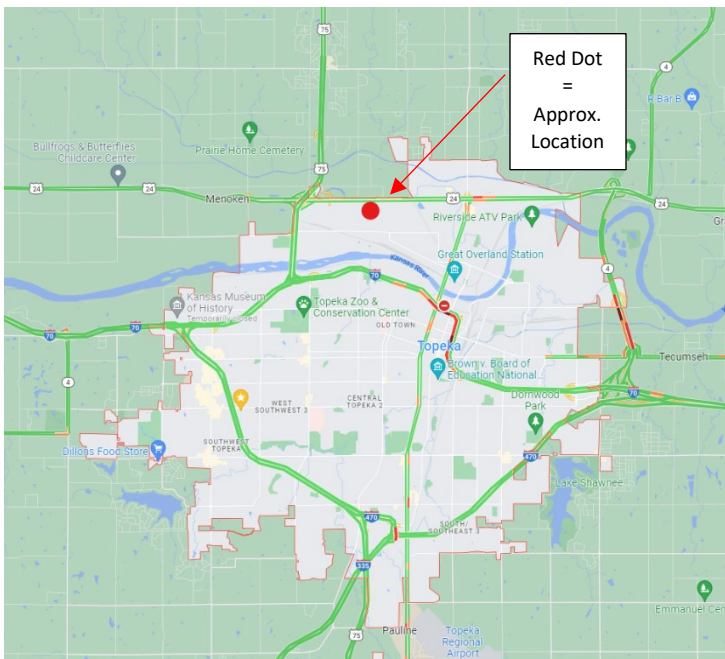
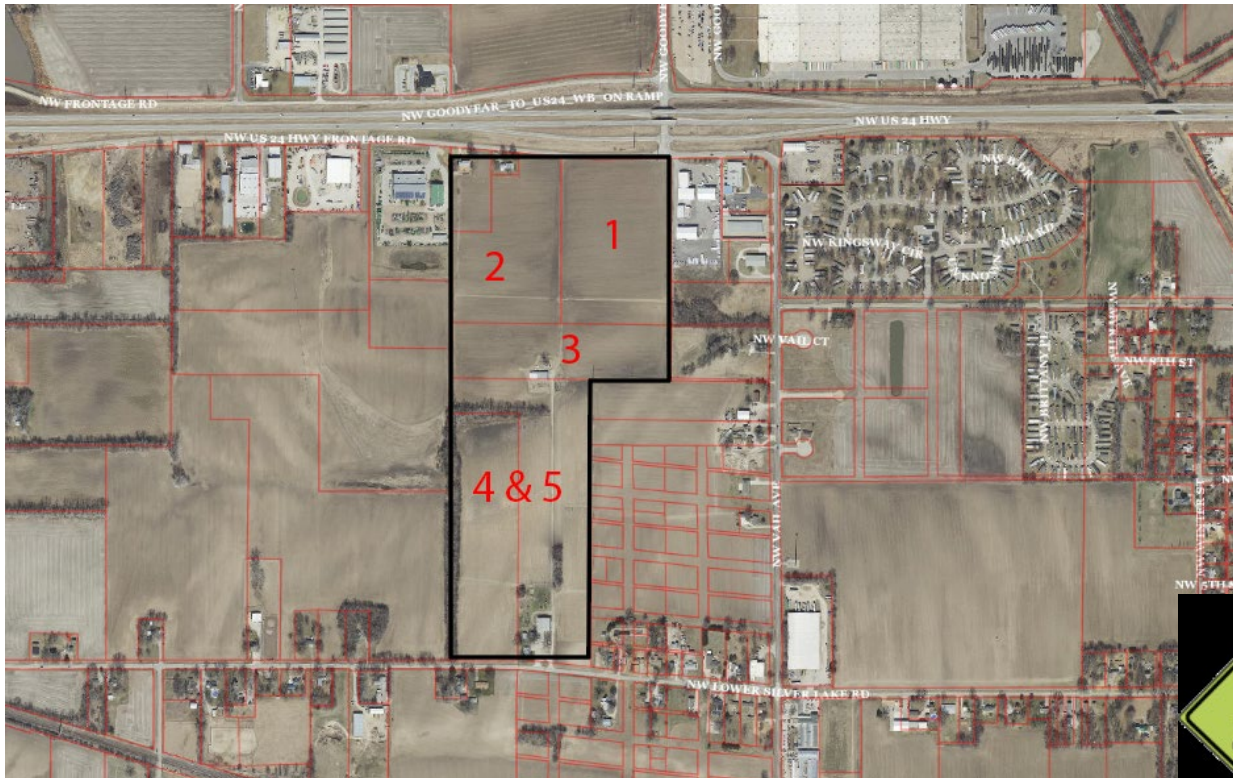


FOR SALE | INDUSTRIAL LAND - SW CORNER OF NW GOODYEAR
NW GOODYEAR RD & HWY 24 | TOPEKA, KS 66618

KANSAS COMMERCIAL
 REAL ESTATE SERVICES, INC.



PROPERTY SUMMARY:

TOTAL SALES PRICE: \$2,275,000
PRICE: \$25,084-53,925[±]/acre (avg.)
LOT SIZE: 11.30-35.8[±] AC (Tot.)
 Total AC 76.97[±] SF

2025 R.E. TAXES:
Tract 1
 \$554.66
Tract 2
 \$455.08
Tract 3
 \$1,085.74
Tract 4-5
 \$7,236.74

ZONING: R1 – Residential (Ag use) City of Topeka
 future planned industrial

UTILITIES: Water & Sewer - City of Topeka Evergy
 – Electric, ATT Phone/Data.

This property can work for a large power user 12 mw in 24 months at 12.47 or 34kv. This is a one of only a few sites in Topeka that could accommodate this level of electrical service in that short of time frame.

LISTED BY:

KSCOMMERCIAL REAL ESTATE SERVICES, INC.

ED ELLER

SIOR | Partner | Broker

Direct: 785.228.5302

ed@kscommercial.com

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<u>Tract</u>	<u>Description</u>	<u>Acreage</u>	<u>Price/acre</u>	<u>Asking Price</u>
Tract 1	SW Corner	16.43 ^{+/-}	\$53,926 ^{+/-}	\$886,000
Tract 2	SW Corner	13.44 ^{+/-}	\$41,376 ^{+/-}	\$556,100
Tract 3	S of Tracts I & II	11.30 ^{+/-}	\$52,761 ^{+/-}	\$596,200
Tract 4 & 5	2300 NW Lower SL RD.	35.8 ^{+/-}	\$25,084 ^{+/-}	\$898,000
ALL TRACTS	Total:	76.97^{+/-}	\$29,557^{+/-}	\$2,275,000

TRACT FEATURES: **Tract 1:** 16.43^{+/-} acres at the SW corner of NW Goodyear Rd and US 24 Hwy with possibility to hold up to 100,000 sq. ft. building

- This tract has approximately 690.6 ft. of frontage road east of the intersection at Lyman and Vail Ave.
- Great accessibility to US HWY 24 at Goodyear Rd. via Diamond Interchange and allows for Truck staging.
- Approx. 1.6 miles from US 75, Approximately 2.2 Miles from I-70/ US 75 Interchange.
- Land is level and graded.
- 27" sewer interceptor approximately 665 ft east of site at Lyman and Vail Ave.
- Large Irrigation well.

Tract 2: 13.44^{+/-} acres at the SW corner of NW Goodyear Rd and US 24 Hwy with approximately 271.97 ft of frontage road.

- This tract has approximately 290^{+/-} ft. of frontage road East of the intersection at Lyman and Bail Ave.
- Common access road and great accessibility to US HWY 24 at Goodyear Rd. on Diamond Interchange and allows for Truck staging.
- Approximately 1.6 miles from US 75, Approximately 2.2 Miles from I-70/ US 75 Interchange.
- Land is level and graded.

Tract 3: Located immediately South of Tracts I & II (adjoining) consisting of 11.30^{+/-} acres.

- Common Access Rd.
- There is a small storage building that sits on this tract built in 1961 with a couple of grade level doors and one dock door. It is 4,150 sq ft^{+/-}

Tract 4 & 5: These tracts are being sold together as a commercial industrial tract and as such, will not be sold for residential purposes.

- 2300 NW Lower Silver Lake Rd. Topeka, KS 66618, consisting of 20.71^{+/-} acres, a single-family residential building, a 6,400 sq ft^{+/-} warehouse, and commercial greenhouse structure.
- Adjacent tract of land immediately west of 2300 NW Lower Silver Lake Rd. consisting of 15.09^{+/-} acres.

COMMENTS: Great industrial site that could be used as warehouse/manufacturing. The various buildings on Tracts would allow for storage of big machinery and residential property on Tract would be perfect for more storage. Prime location on Diamond Interchange with quick and easy access to HWY 24 and US 75. Multiple tracts allow for Truck Staging and common access rd. Lateral & Septic System.

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