



DERBY DEVELOPMENT LAND

FOR SALE NW/C OF ROCK RD. & 63RD ST. S. (PATRIOT), DERBY, KS 67037

LOT	LOT SIZE	SALE PRICE
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LOT 9, BLOCK A	61,872 SF±	\$14.00/SF
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UTILITIES

All utilities are available to the site.

ZONING

B-3, General Business

2025 TAXES (LOT 9, BLOCK A)

Generals:	\$8.36
Specials:	\$0.00

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	5,261	25,820	51,954
AVG. HH INCOME	\$91,871	\$101,367	\$92,364
MEDIAN AGE	33.4	37.5	36.2

PROPERTY HIGHLIGHTS

- Located in a quickly developing retail area in Derby, Kansas, less than ten minutes south of Wichita, Kansas.
- Directly across the street from Derby North Middle School (USD 260), with an enrollment of approximately 820 students.
- Newer developments include Culvers, Morgan's Steakhouse and Greenwood Village – a single-family residential development just north of Derby Middle School.
- Progressive community that is pursuing a position of self-supporting businesses, including restaurants, entertainment, lodging, and medical services.

TRAFFIC COUNTS

63rd St. S. (Patriot Ave.)	15,316 VPD
Rock Road	26,105 VPD

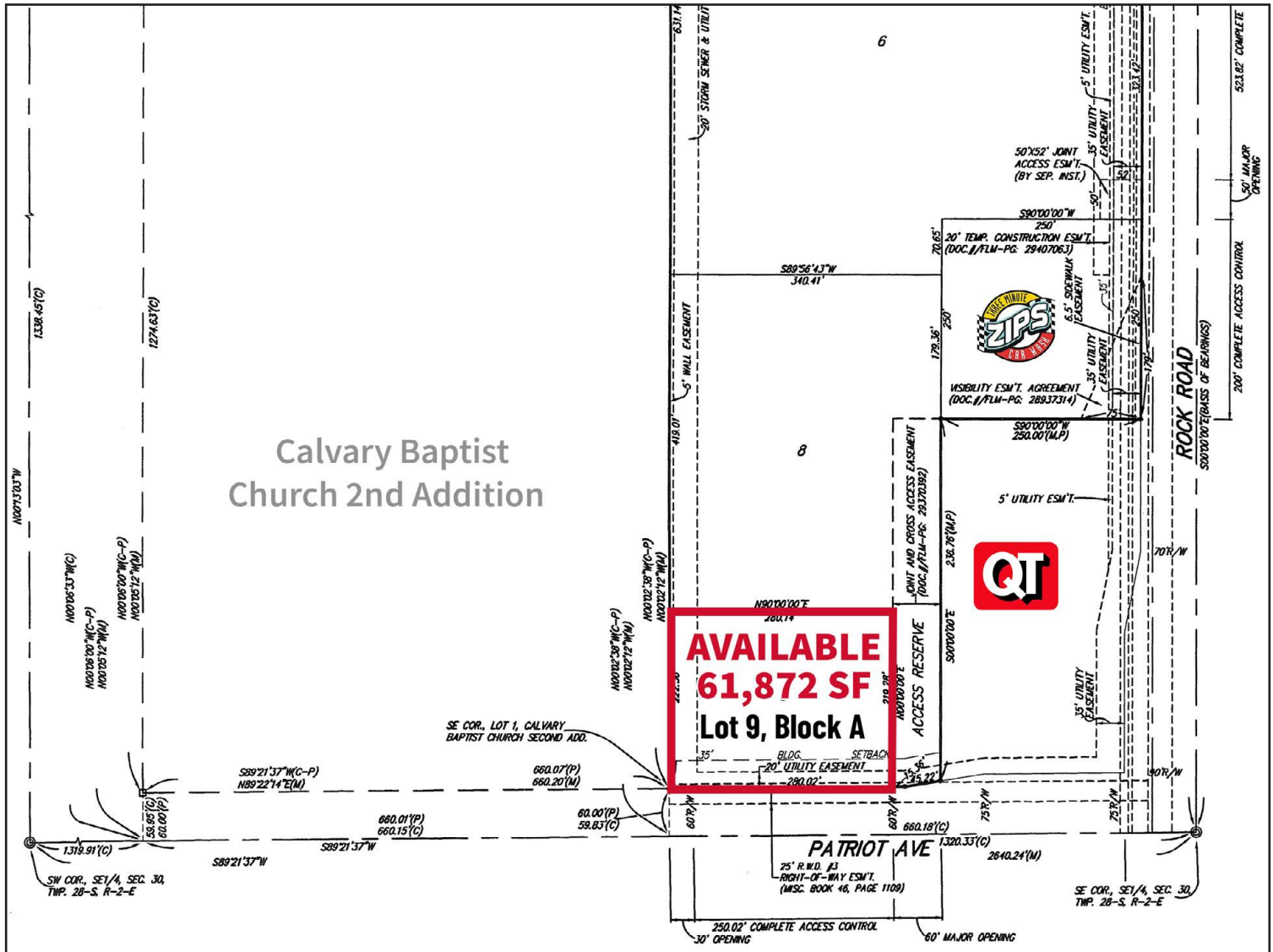
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WEIGAND

COMMERCIAL

PLAT MAP



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COMMERCIAL

Available LOT 9

PATRIOT AVE.

ROCK ROAD

DERBY GOLF AND COUNTRY CLUB

TALL TREE

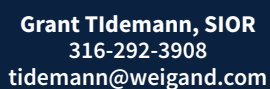
MEADOWLARK

E. 63RD ST. S.

E. 71ST ST. S.

Businesses and Landmarks shown on the map include:

- North of Patriot Ave.:** Davita, Morgan's, HT&O, Derby North Middle School, Strickland Brothers, Future Development, European Center, Firehouse Subs, Dunkin' Donuts, AT&T, CT.
- Between Patriot Ave. and E. 63rd St. S.:** jury eye care, Dutch Bros, Schlottsky's, Fidelity Bank, Don Hattan, Sandbar, Wendy's, Dunkin', Fidelity Bank, Don Hattan, Sandbar, Wendy's, Dunkin', Fidelity Bank, Don Hattan, Sandbar.
- Between E. 63rd St. S. and E. 71st St. S.:** Target, Petco, Ulta, Sally Beauty, Famous Footwear, Hibbett Sports, Maurices, CAFO, TJ Maxx, Ross Dress for Less, Hobby Lobby, The Trails, Mattress Firm, Spuggles, In The Bag, Sport Clips, Panera, Olive Garden, Chipotle, Bank of America, In The Bag, Sport Clips, Panera, Olive Garden, Chipotle, Bank of America, In The Bag, Sport Clips, Panera.
- South of E. 71st St. S.:** Wendy's, Applebee's, Sherwin Williams, Village Inn, RibCrib, The Whistle Butty, KwikShop.



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LOCATION MAP



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