

DERBY DEVELOPMENT LAND

Rock & Patriot NWc, Derby, KS 67037



SALE PRICE: \$11.50/SF
LOT SIZE: 97,287 SF
ZONING: General Business

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	5,009	25,748	54,588
AVG. HH INCOME	\$98,556	\$97,999	\$84,014
MEDIAN AGE	36	39	38
TRAFFIC COUNTS			
ROCK RD. & PATRIOT AVE. (63RD)	27,642 VPD		

PROPERTY HIGHLIGHTS

- Located in a quickly developing retail area in Derby, Kansas, less than ten minutes south of Wichita (population 396,192).
- Newer developments include the 30 bed Rock Regional Hospital and Field Station Dinosaur Park. Progressive community that is pursuing a position of self-supporting businesses, including restaurants, entertainment, lodging, and medical services.
- Located minutes from Spirit Aerospace and McConnell Air Force Base.
- Property is concrete paved and striped for parking. Seller is willing to negotiate the removal of the concrete paving.



Offered exclusively by: **Mark Schroeder** | 316-292-3946 | mschroeder@weigand.com

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SITE

E. PATRIOT AVE.

ROCK RD.



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