

PROPERTY SUMMARY

SALES PRICE	See back
LOT SIZE:	See back
ZONING	PUD
ELECTRIC SERVICE	Every
GAS SERVICE	Kansas Gas Service
WATER & SEWER	City of Topeka
HIGHWAYS	Adjacent to I-470; minute to Interchange
TRAFFIC COUNT	52,000 [±] VPD on I-70 14,605 [±] VPD on MacVicar Ave.

EXCLUSIVELY LISTED BY:

MIKE MORSE

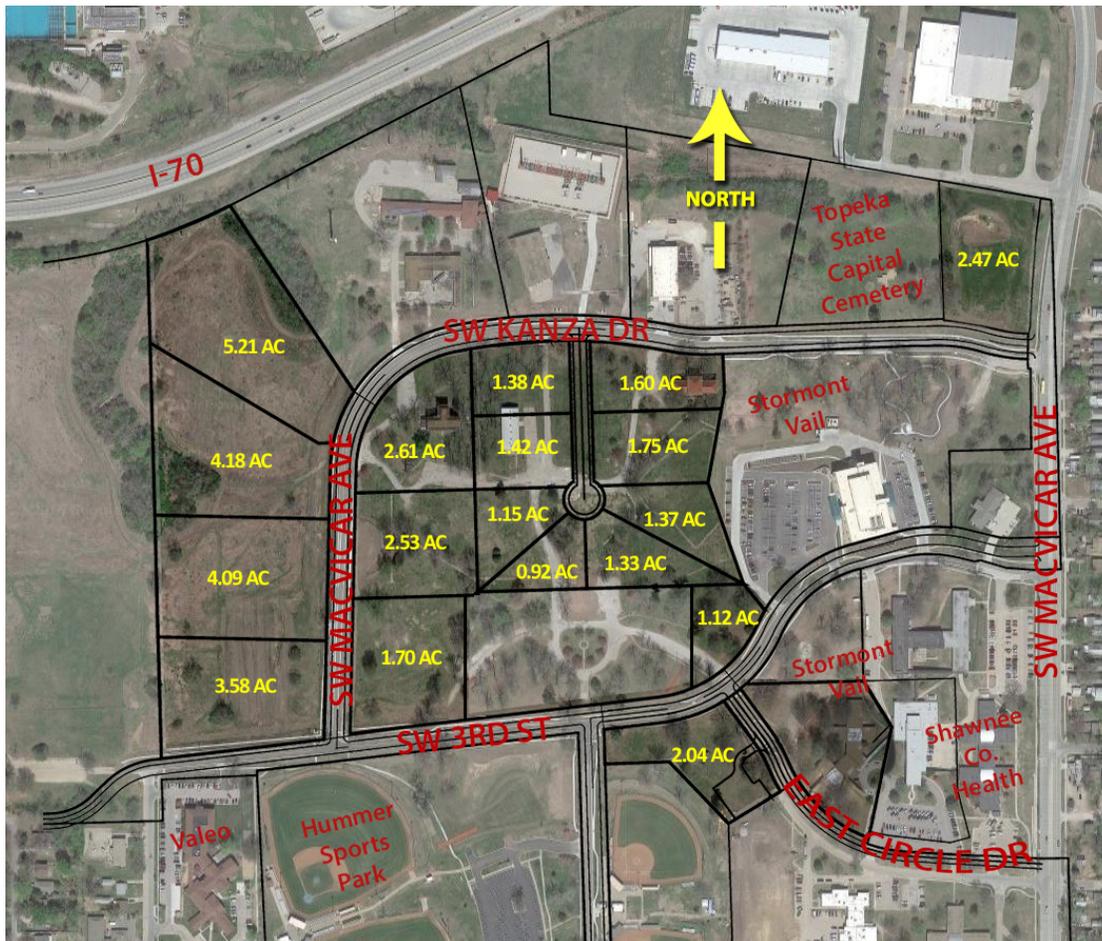
SIOR | Partner

Direct: 785.228.5304

mike@kscommercial.com

A Benefit District has been created to pay for the roads and utilities to the sites. Estimated cost is \$1.13 per sq. ft. Specials ending 2026. Land will be required to be plated to obtain a building permit.

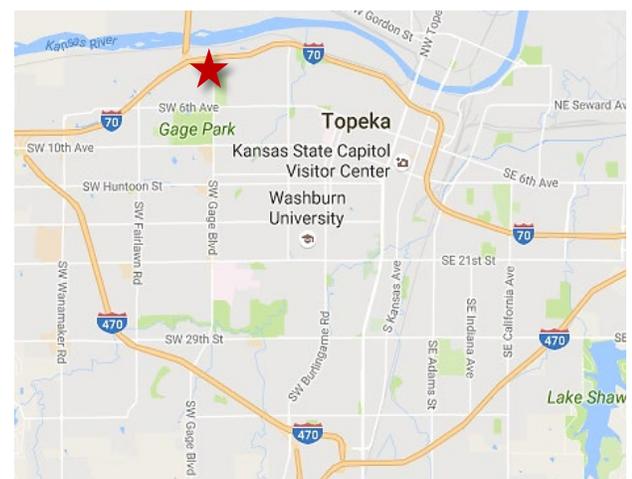
FOR SALE | OFFICE SITES | KANZA BUSINESS AND TECHNOLOGY PARK
 SW MACVICAR AVE | TOPEKA, KS 66606



NOTE: Lots may be combined or divided. The cul-de-sac shown in the middle of the site is only a concept plan and is not platted yet to allow flexibility for a purchaser/ user.

This site plan is provided for viewing only and is not an exact site plan.

OFFICE SITES:	ACRES:	TOTAL/SF:	PRICE/SF:	PRICE:	COMMENTS:
WEST521:	5.21	226,948	\$3.00	\$680,000	Lot features I-70 visibility.
WEST418:	4.18	182,081	\$3.00	\$546,242	
WEST409:	4.09	178,160	\$3.00	\$534,481	
WEST358:	3.58	155,945	\$3.00	\$467,834	
EAST112:	1.12	48,787	\$3.50	\$170,755	
CENTER170:	1.70	74,052	\$3.50	\$259,182	
CENTER261:	2.61	113,692	\$3.50	\$397,922	
CENTER258:	2.58	112,385	\$3.50	\$393,347	
NE247:	2.47	107,593	\$3.50	\$376,576	
SOUTH204:	2.04	88,862	\$3.50	\$311,017	
EAST175:	1.75	76,230	\$3.50	\$266,805	
EAST160:	1.60	69,696	\$3.50	\$243,936	
CENTER142:	1.42	61,855	\$3.50	\$216,492	
CENTER138:	1.38	60,113	\$3.50	\$210,394	
EAST137:	1.37	59,677	\$3.50	\$208,870	
EAST133:	1.33	57,935	\$3.50	\$202,772	
CENTER115:	1.15	50,094	\$3.50	\$175,329	
CENTER092:	0.92	40,075	\$3.50	\$140,263	



LOCATION: Lots are in Kanza Business and Technology Park between I-70 Highway and SW 3rd Street, off MacVicar Avenue.
NRP MAP: [Click here to view map.](#)
NPR WEBSITE: <https://www.topeka.org/planning/neighborhood-revitalization-plan/>

All information furnished regarding property for sale or lease is from sources deemed reliable; but no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, changes of price, rental or other conditions prior sale or lease, or withdrawal without notice. The purchaser and or leaser should conduct a careful, independent investigation of the property to determine if the property is suitable for your intended use.