



LANDMARK
COMMERCIAL



PRIME RETAIL/RESTAURANT SITE AVAILABLE

2812 N Rock Rd, Derby, KS 67037

www.landmarkrealestate.net | 156 North Emporia Ave, Wichita, KS 67202

All information is deemed to be accurate, however, Broker makes no guarantee as to the accuracy of the terms and conditions represented herein.

PROPERTY SUMMARY

Ground lease or BTS - Call for pricing

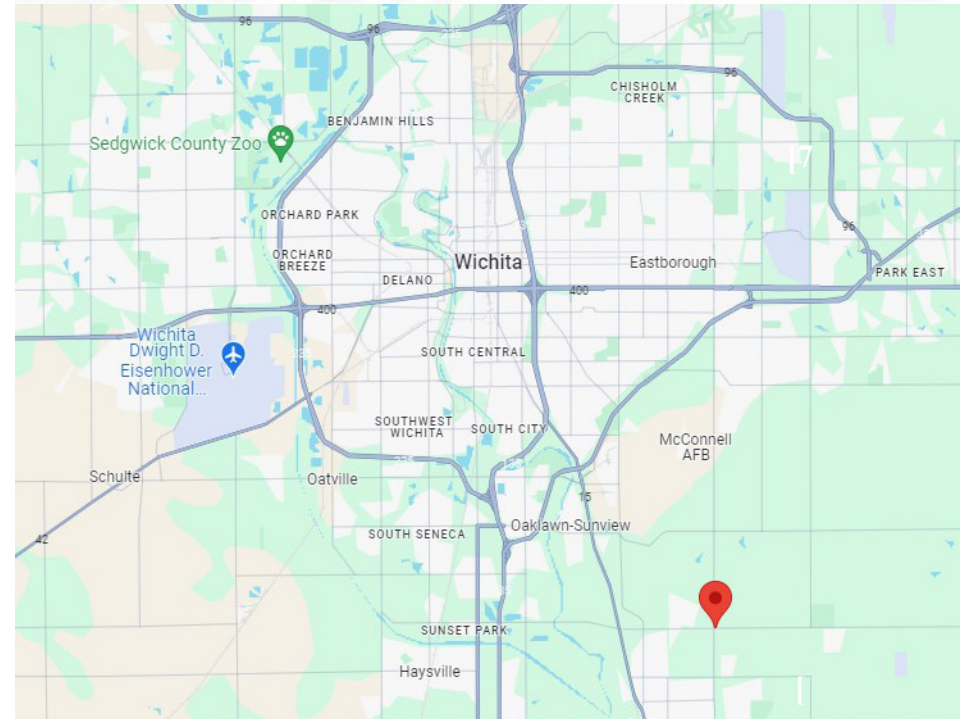
Lot Size	1.15 Acres
2023 Taxes	Generals: \$2,601.56 Specials: \$45.28
Traffic Count	28,740 VPD on Rock Rd and Patriot Ave
Zoning	B-3 General Business District

HIGHLIGHTS

- Prime retail/restaurant location with new development nearby
- Close to Wichita, and MAFB with great visibility and high traffic
- 155 ft of frontage on Rock Rd & 325 ft of depth
- Located in rapidly growing city
- Quick access to K-15 highway
- Area Neighbors: Rock Regional Hospital, Wesley Derby ER, Heartland Cardiology, Field Station Dinosaur park, Hampton Inn, Don Hatton Chevrolet and many more!

DEMOGRAPHICS

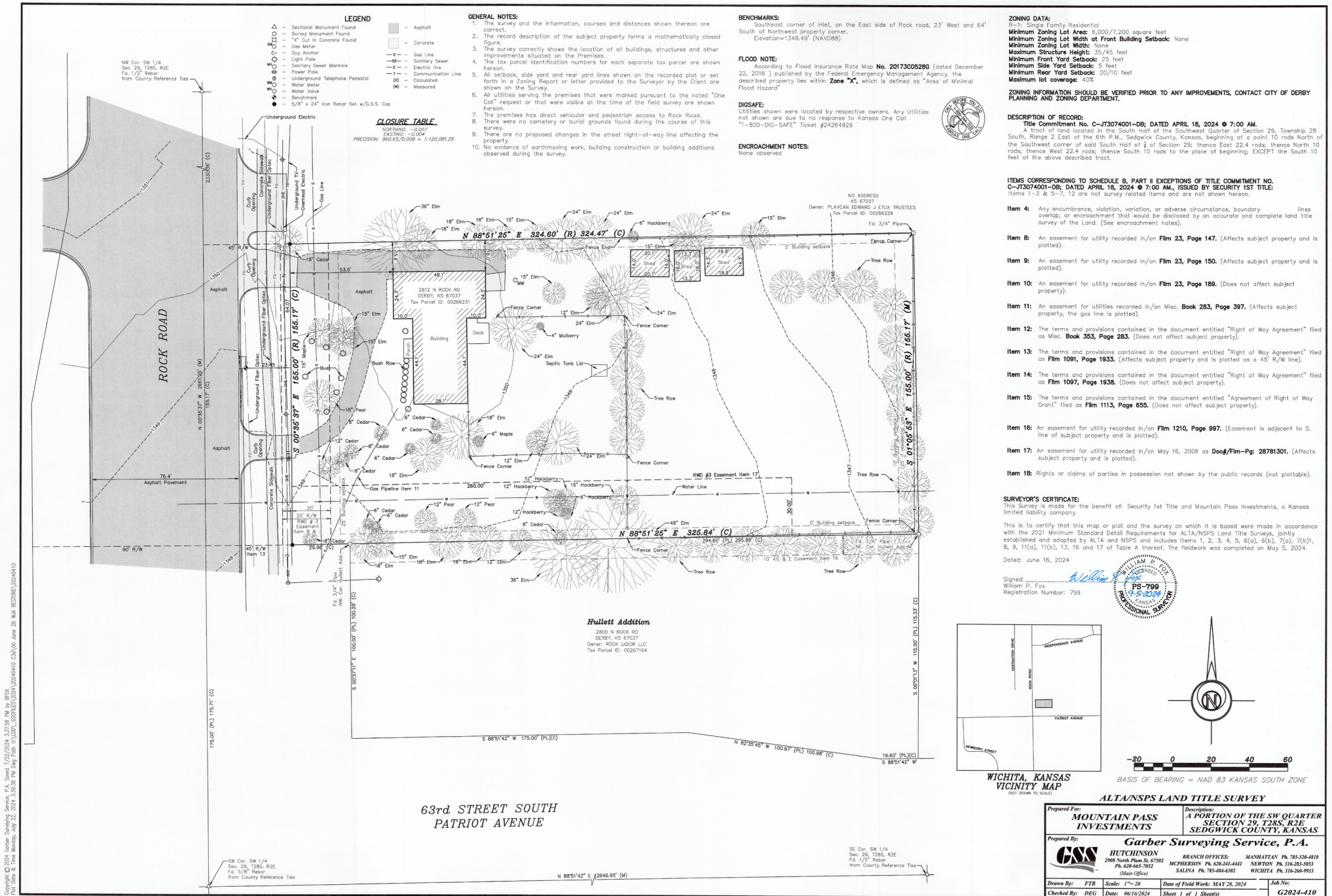
	1 Mile	3 Miles	5 Miles
Population	4,784	25,555	51,440
Households	2,300	10,155	19,453
Avg HH Income	\$82,306	\$79,475	\$69,011



DRONE VIEW



SURVEY



Copyright © 2024 Garber Surveying Service, P.A. Survey 7/22/2024 3:35:58 PM by BBOX
Plot Date & Time: Monday, July 22, 2024 3:35:38 PM Plot From: U:\SURVEYS\2024\04110_CAS\00_June 28_Mt Pass_R2024\0404110

AERIAL



UPCOMING DEVELOPMENT

Greenwood Village



Greenwood Village, to be located at the northeast corner of 55th Street South and Rock Road, is proposed as a walkable, mixed-use community configured around a central park and amenity complex to be anchored by a mixed-use village. The property currently sits on 153.7 unplatted acres annexed into the city limits back in August.

Site plans provided indicate Greenwood Village is planned to include 950 dwelling units, 450,000 sq. ft. of non-residential development and over 14 acres of open space. Among the dwelling units will be a variety of housing types ranging from estate homes to apartments. Most of the housing is proposed to be single-family homes arranged around common open space.

Commercial and residential properties will be integrated at Greenwood Village through either horizontal (with buffering) or vertical (all in the same building) mixed use. Knebel also pointed out that the development intensity is greatest along Rock Road, easing off farther east, where some of the larger residential lots are proposed.

The development would also be separated into 15 planning areas (four mixed use, seven residential and four open space) for the variety of uses.

-Derby Informer

UPCOMING DEVELOPMENT

Derby Shores



After a few years of false starts and delays, the group bringing the massive Derby Shores project to Derby has a new partner and an expanded \$160 million plan.

Wichita businessman Dave Murfin and Kansas City developer Rick Worner brought in Rodney Steven II as what Worner called their component developer, the one who will build and operate a four-and-a-half-acre crystal blue lagoon with various water features and activities.

The tourism draw is the point behind the larger \$100 million STAR bonds district that Derby created, first for Worner's Field Station: Dinosaurs park in 2018. Then in 2022, Derby approved just over \$30 million in STAR bonds for Derby Shores.

From the time actual construction starts later this year, it will take about 24 months to complete the development. Steven said he hopes it can all happen simultaneously, from the lagoon to the hotel to the residential areas, although the hotel and residential will happen in phases.

-Wichita Eagle



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ABOUT LANDMARK

Landmark Commercial Real Estate, Inc. has extensive experience in the leasing and sales of retail, office, restaurant and industrial properties, as well as property management. We represent both Owners and Tenants/Buyers. Our extensive experience with both sides of the transaction gives us added insight in negotiating transactions that work for both parties. Landmark Commercial Real Estate maintains a large property database, which we utilize to provide Tenants with quick and reliable information. Landmark is also experienced in all phases of commercial real estate development including evaluation, conception, site selection, site planning, developmental services, construction management and leasing.

Landmark prides itself on our success in focusing on leasing and marketing properties for sale, lease and development. Many of the properties we handle are owned by institutional owners, investors and developers, who demand a high level of reporting and results. We are selective in the Listings that we accept, and we provide a commitment to results through implementation of a strategic marketing plan on every property.

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