



PROPERTY SUMMARY

SALES PRICE	\$465,000 Cash at Closing
SALES PRICE/SF	\$0.21 per SF (if entire 51 acres purchased)
2023 RE TAX	\$924.30
LAND SIZE	2,221,560 ^{+/-} SF 51 ^{+/-} acres
ZONING	I-1; Light Industrial
PARCEL ID	1473500004002000
TRAFFIC COUNT	3,140 ^{+/-} vpd on 57th; 4,875 ^{+/-} vpd on Burlingame; 14,090 ^{+/-} vpd on I-75

EXCLUSIVELY LISTED BY:

ED ELLER
 SIOR | Partner

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SPACE AVAILABLE:	TOTAL/SF:	ACRES:	PRICE/SF:	PRICE:
3055-205:	431,680 ^{+/-}	9.91 ^{+/-}	\$0.58	\$250,374
3055-208:	447,244.6 ^{+/-}	10.3 ^{+/-}	\$0.25	\$112,167
3055-211:	447,244.6 ^{+/-}	10.3 ^{+/-}	\$0.25	\$112,167
3055-214:	447,244.6 ^{+/-}	10.3 ^{+/-}	\$0.25	\$112,167
3055-217:	447,244.6 ^{+/-}	10.3 ^{+/-}	\$0.25	\$112,167

SITE FEATURES: Great development opportunity for distribution or light manufacturing with excellent frontage on both Burlingame Road and SW 57th St.

LOCATION FEATURES: A perfect location offering; diamond-interchange access to I-75, quick access to the Kansas Turnpike and I-70. Forbes Field 5 minutes away and the 1,300,000 sq. ft. Target Distribution Center is located nearby.

SERVICES:

- GAS SERVICE** Kansas Gas Service
- SEWER SERVICE** City of Topeka has completed a preliminary plan for extending interceptor sewer to the site when there is user justification. Currently there is a line 2/3 of a mile under Hwy 75 on 57th just West of Wenger.
- WATER SERVICE** 12" main along 57th Street. Present City of Topeka water will not reach above 1,040 ft. elevations.