



COMMERCIAL/INDUSTRIAL DEVELOPMENT LAND

FOR SALE

K-254 & ANDOVER RD | *Andover, KS*

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PROPERTY SUMMARY

K-254 & ANDOVER | *Andover, KS*

SALE PRICE: \$20,000/ACRE

SIZE: 15 - 89 Acres (Owner Will Subdivide)

2025 Taxes: \$257.06

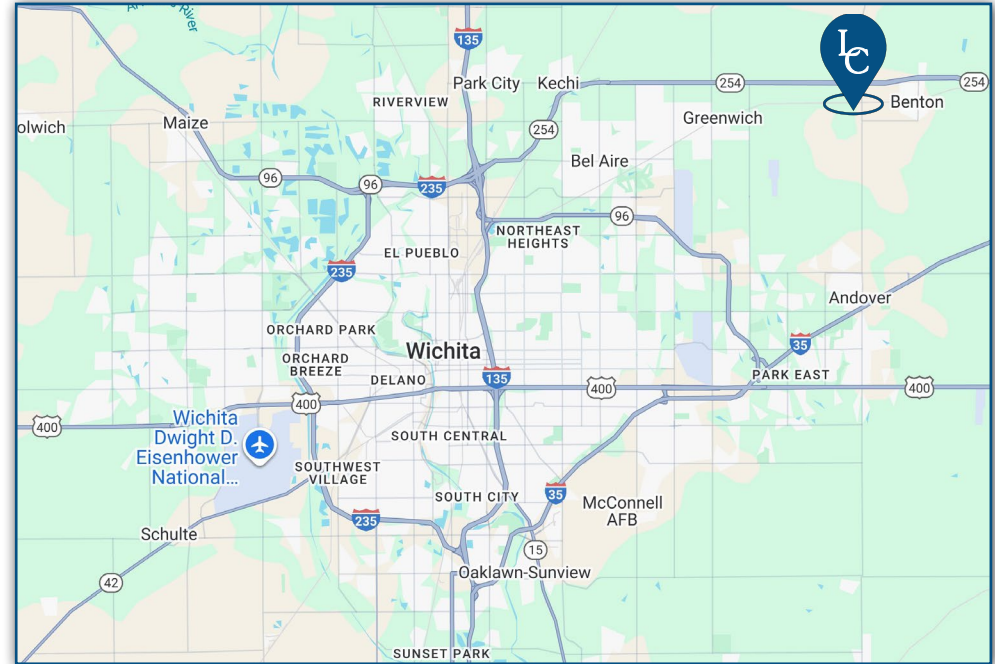
ACCESS: Hwy 254 & Andover Rd. Frontage
1.6 Miles to Benton
4.5 Miles to Andover
5.5 Miles to I-35
16 Miles to Downtown Wichita

- Utilities To Site
- Prominent Highway Frontage, Visibility & Access
- Hard Corner with Dual Frontage on K-254 & Andover Rd.
- ±14,000 VPD at K-254 & Andover Rd.
- Andover is one of the fastest-growing cities in Kansas, up ~20% since 2020 to roughly 18,000 residents and still climbing ~3%/yr.

Ideal Usage:

- Industrial
- Commercial Development
- Indoor/Outdoor Storage
- Truck/Trailer Parking
- Contractor Equipment Laydown
- Warehouse & Distribution
- Flex/Office - Warehouse
- Light Manufacturing
- Trucking Terminal
- Owner Will Subdivide

AREA NEIGHBORS



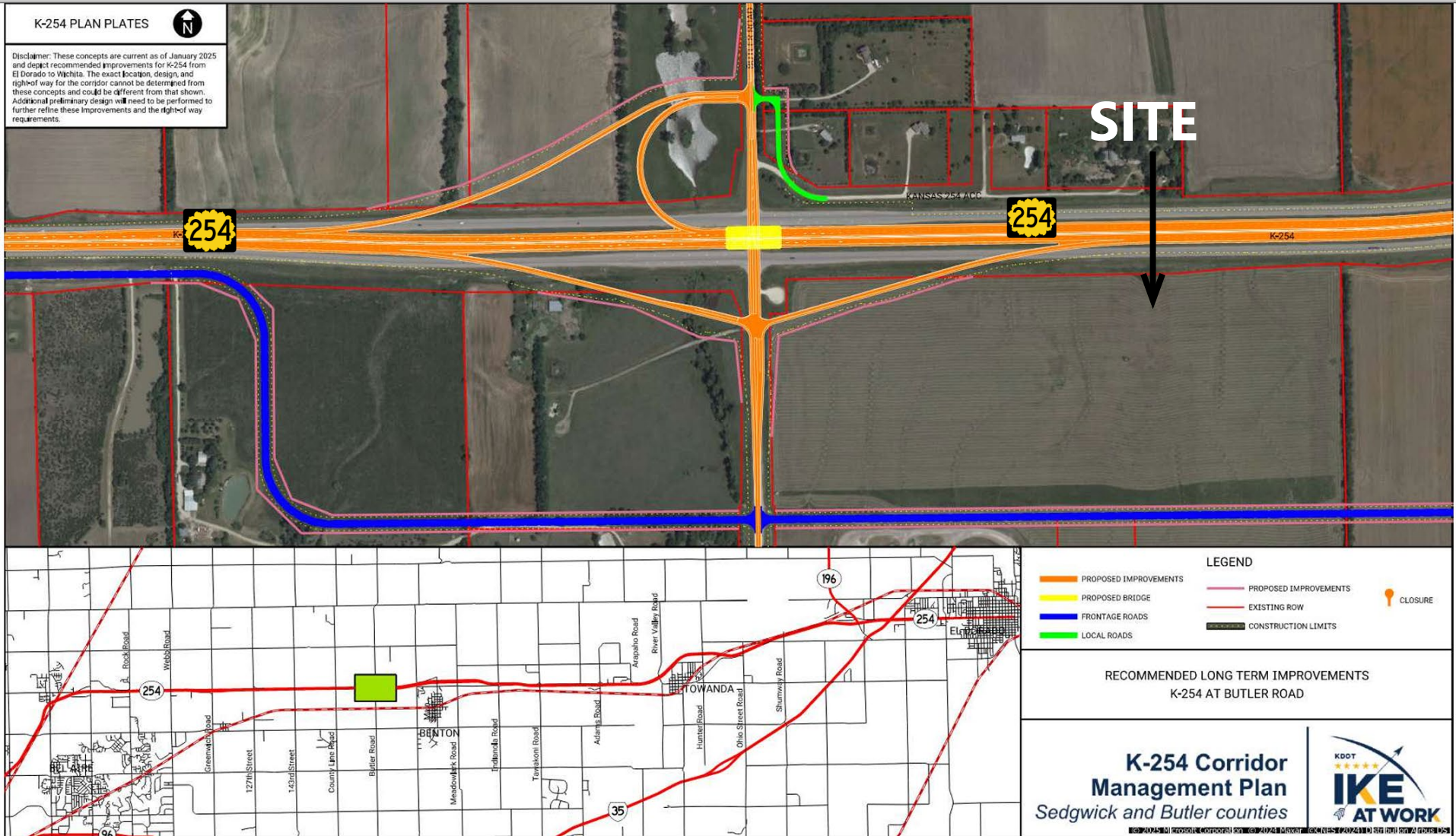
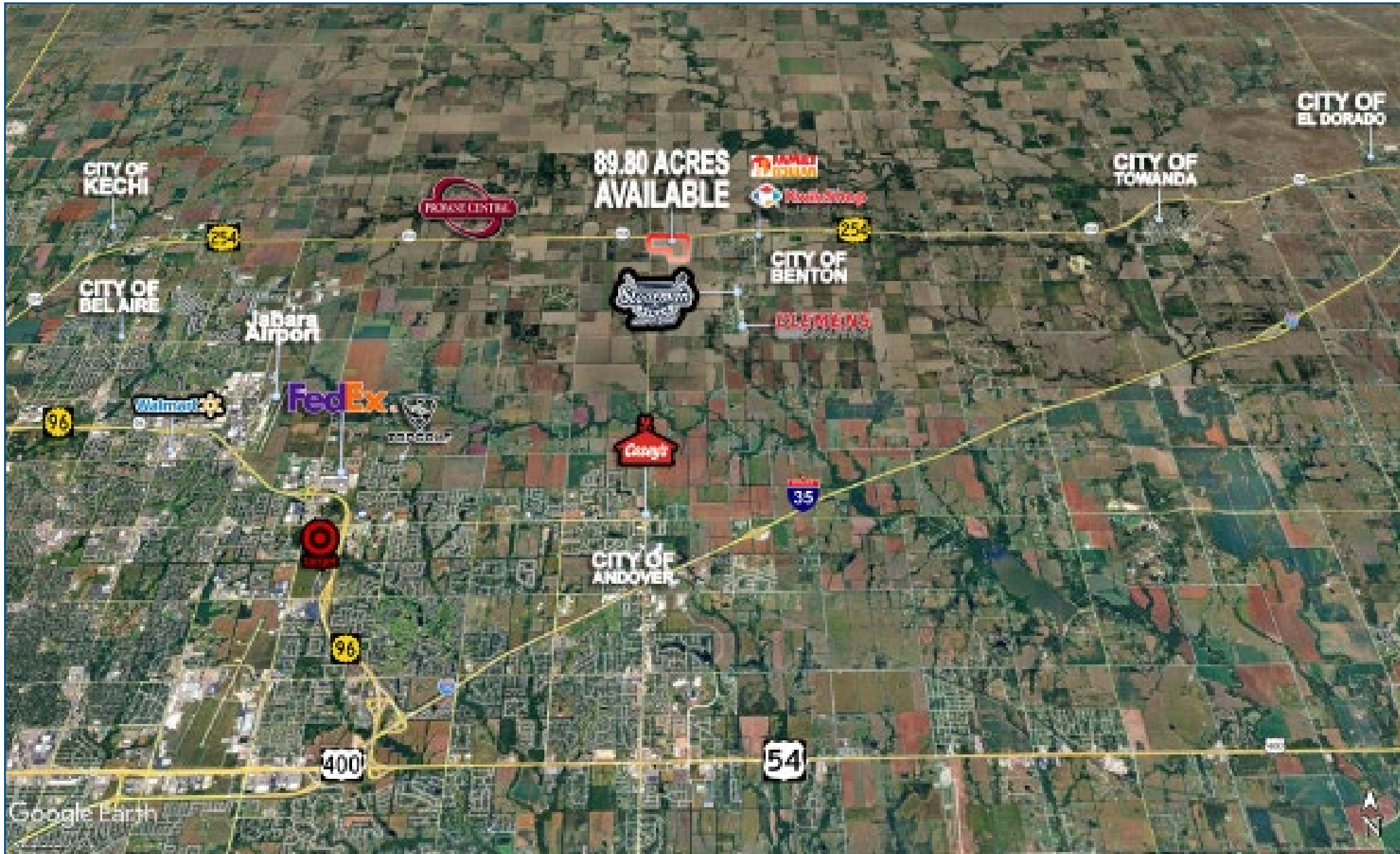


Figure 8.26-Recommended Long Term Improvements on K-254 at Butler Road

K-254 Corridor Management Plan



CONTACT THE EXPERTS

MAKE YOUR MARK *WITH* LANDMARK



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ABOUT LANDMARK

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