

# DERBY DEVELOPMENT LAND

Rock & 63rd St. S., E Of The SEc, Derby , KS 67037

**SALE PRICE:**  
**\$2.50 / SF**



**LOT SIZE:** 40 A. Site/29 A. Available  
Negotiable Access &  
Acreage Arrangement

**ZONING:** RR

**2022 TAXES:** \$330.40

## PROPERTY HIGHLIGHTS

- 29+/- acres located adjacent to the rapidly growing community of Derby, KS.
- 10 minutes south of Wichita (population 392,000) and McConnell Air Force Base.
- Located near the Derby Market Place and the new Derby North Middle School.
- Seller willing to negotiate the amount of acreage and configuration.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>	2,135	24,032	51,670
<b>AVG. HH INCOME</b>	\$83,808	\$78,783	\$67,968
<b>MEDIAN AGE</b>	33.1	37.8	38.0
TRAFFIC COUNTS			
<b>ROCK ROAD &amp; 63RD ST S</b>	30,406 VPD		



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



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