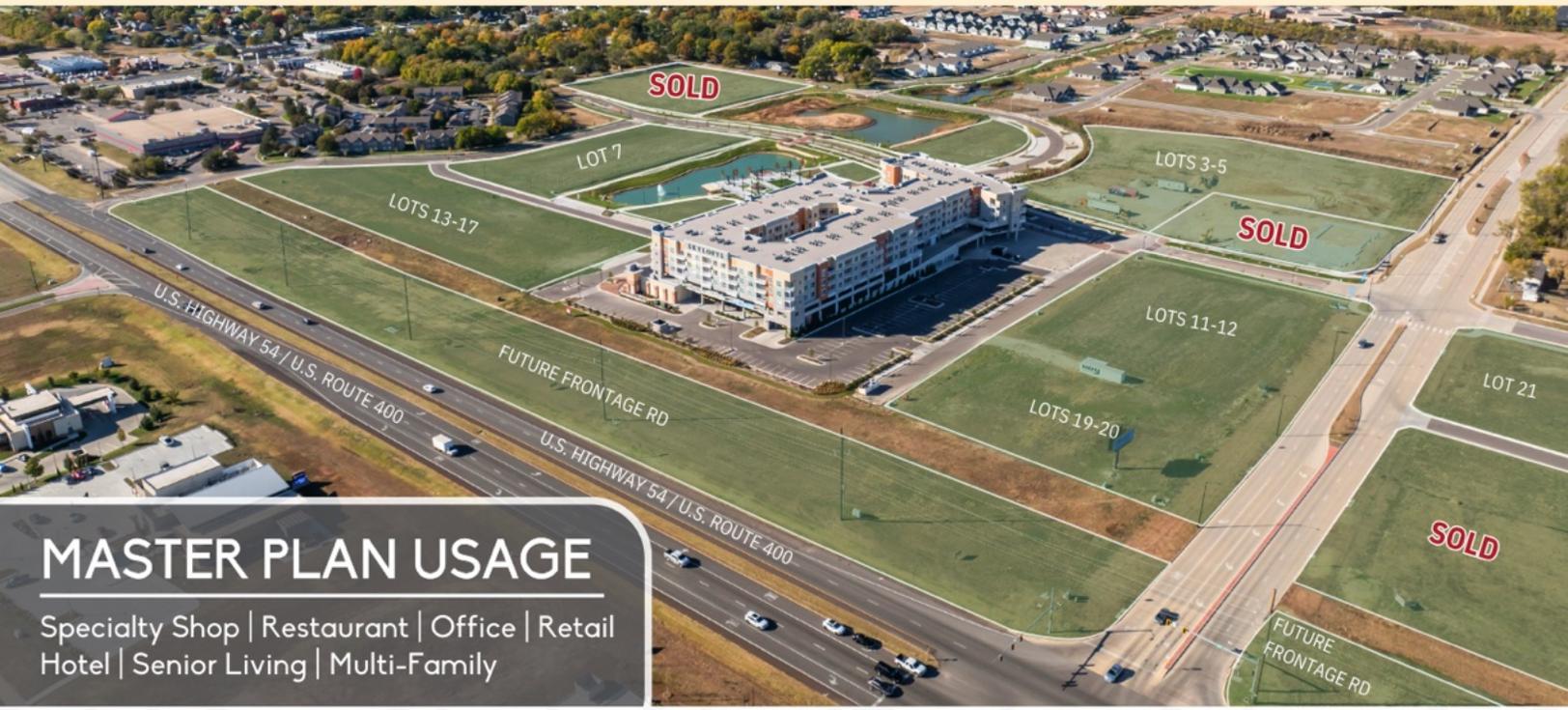


FOR SALE: THE HERITAGE

US 400 & Yorktown Parkway - Lot Pricing Available



MASTER PLAN USAGE

Specialty Shop | Restaurant | Office | Retail
Hotel | Senior Living | Multi-Family

PROPERTY HIGHLIGHTS

- Located in Andover, KS – the most affluent suburb of Wichita
- Active lifestyle development including walking paths, bike trails, and town square
- Excellent demographics
- Development Area: 103 +/- acres
- Daily Traffic: 48,500 vehicles per day at US 400 / Hwy 54 Kellogg and Andover Road
- Traffic signal at Kellogg/Yorktown Parkway
- Heritage Square: 186 resort-style apartments & 42,000 sq feet of street-level commercial space



TRAFFIC COUNT
22,100



POPULATION (5 MI)
45,585



AVERAGE HH INCOME (5 MI)
\$181,829



EMPLOYED (5 MI)
14,167



MEDIAN AGE (5 MI)
39.2



Kurt Yowell

316.734.1139

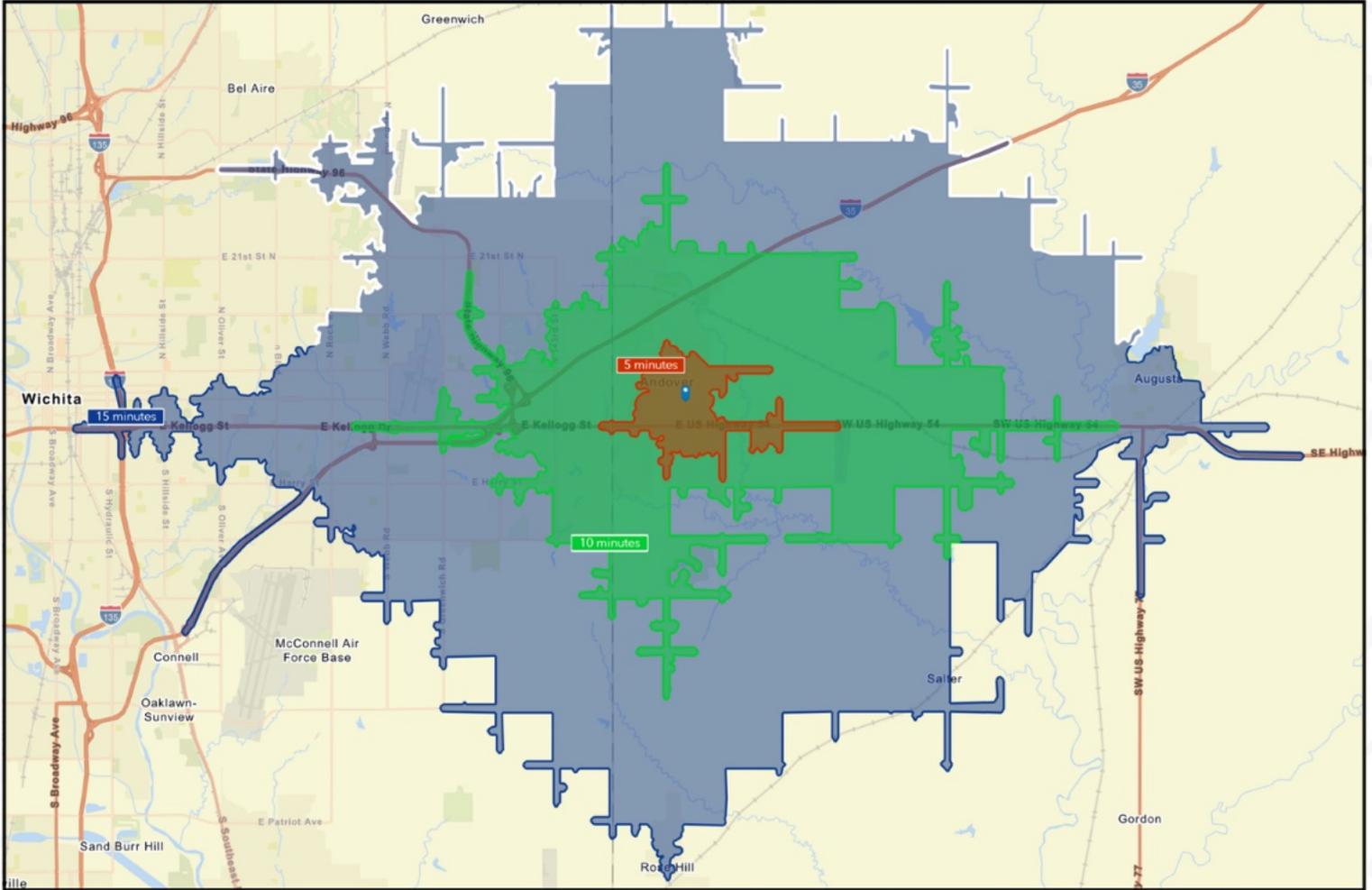
316.263.7242

kurt@streetcommercial.com



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2024	1 Mi	5 Min	3 Mi	10 Min	5 Mi	15 Min
Population	5,160	5,986	22,304	30,543	45,585	122,208
Median Household Income	\$93,226	\$98,169	\$123,366	\$121,822	\$131,662	\$93,407
Average Household Income	\$123,718	\$131,889	\$166,260	\$166,218	\$181,829	\$134,824



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Lies Properties, LLC
STREET COMMERCIAL
MKEC

SITE MASTER PLAN
Andover, KS



FOR SALE: THE HERITAGE

US 400 & Yorktown Parkway - Lot Pricing Available



**SITE MASTER PLAN
ANDOVER, KS**

Lot #	Acres	Sq Ft	Lot #	Acres	Sq Ft	Lot #	Acres	Sq Ft
L1	SOLD 1.28	134,384	L6-A	SOLD 2.25	32,488	L19	PENDING 1.13	40,822
L2	0.83	55,611	L6-B	SOLD 0.26	31,834	L20	PENDING 1.45	26,785
L3-A	1.11	36,010	L7	0.31	98,147	L21	SOLD 1.13	49,410
L3-B	0.73	48,407	L8	SOLD 0.56	11,284	L22	1.45	63,029
L4-A	0.94	31,749	L9	0.56	13,712	L23	SOLD 0.69	59,873
L4-B	0.87	41,151	L10	0.56	142,304	L24	SOLD 0.71	27,137
L5-A	0.87	37,869	L11	0.56	24,453	L18	SOLD 0.57	-
L5-B	0.92	40,094				L12	0.71	30,755
						L13	0.57	24,762
						L14	0.86	37,468
						L15	0.76	32,942
						L16	0.85	37,200
						L17	0.69	29,887
						L18	SOLD	-
						L19	PENDING	30,755
						L20	PENDING	24,762
						L21	1.13	49,410
						L22	1.45	63,029
						L23	SOLD	59,873
						L24	SOLD	27,137
						L25	SOLD	27,833

FOR SALE: THE HERITAGE

US 400 & Yorktown Parkway - Lot Pricing Available



FOR SALE: THE HERITAGE

US 400 & Yorktown Parkway - Lot Pricing Available



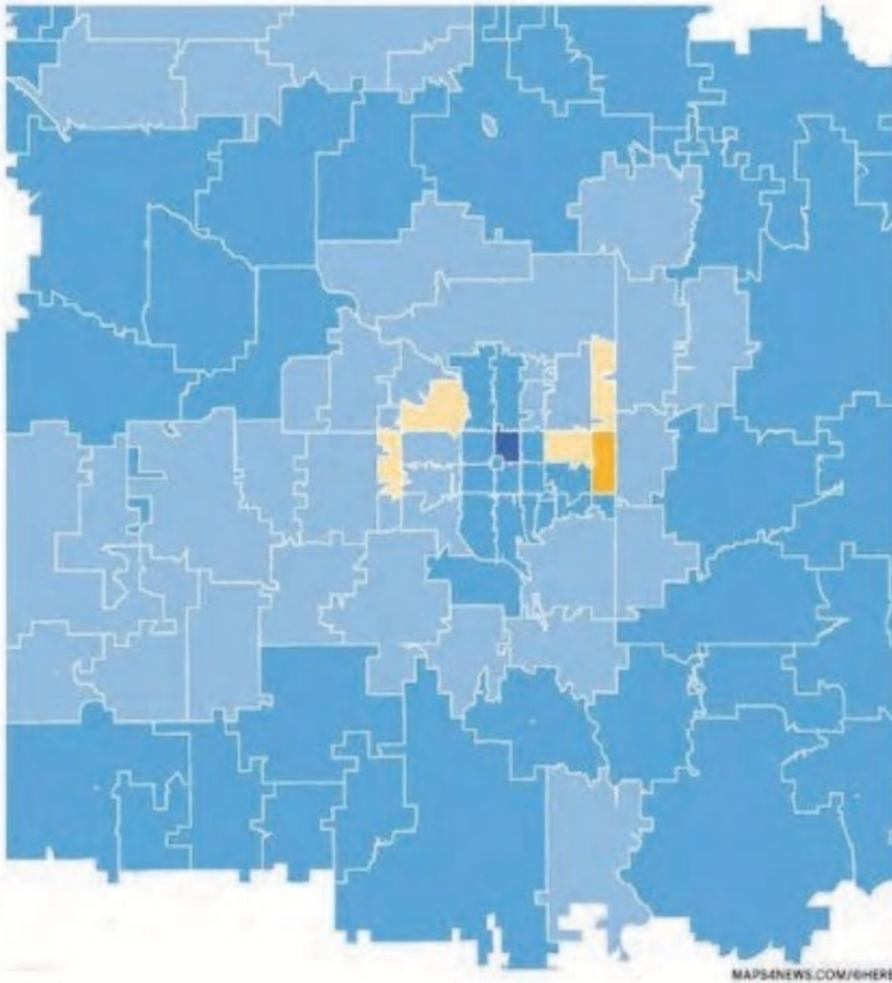
FOR SALE: THE HERITAGE

US 400 & Yorktown Parkway - Lot Pricing Available



FOR SALE: THE HERITAGE

US 400 & Yorktown Parkway - Lot Pricing Available



AFFLUENCE SCORE

- More than 200
- 100 to 200
- 0 to 100
- 100 to 0
- Less than -100

UPPER QUARTILE HOME VALUE (U.S. affluence rank)

Andover	\$228,700 (1,922)
Kechi	\$224,300 (2,224)
North Newton	\$211,500 (2,792)

MEDIAN HOME VALUE (U.S. affluence rank)

Andover	\$176,600 (1,922)
Kechi	\$167,000 (2,224)
Derby	\$152,000 (3,564)

"See where the money lives in the Wichita Area"

By Josh Heck - Reporter, Wichita Business Journal

<https://www.bizjournals.com/wichita/news.2017/07/07/see-where-the-money-lives-in-wichita-area.html>

Andover, KS- "America's Best 50 Cities to Live"

-24/7 Wall St. (at #38, the only city in Kansas named)

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