



LANDMARK
COMMERCIAL
REAL ESTATE



Arbor Valley
62 Lots



Cedar Ridge
27 Lots

Prairie Lakes Addition
255 Single-Family Lots

Valley Center
Christian
Church



SENECA ST

85th ST

SITE
15.7 ACRES

Trails End
Residential
Development
(146 lots)

TRAILS END DEVELOPMENT LAND AVAILABLE FOR SALE

SWC of 85th and Seneca St, Valley Center, KS

PROPERTY SUMMARY

SALE PRICE: \$2.00 - \$10.00 per sq. ft.

Location SWC 85th and Seneca, Valley Center, KS

Lot Sizes 1 - 15.7 acres

Frontage 1,007' on 85th | 690' on Seneca

Zoning C-1 Central Business District

Highway Access 1.5 miles from I-135

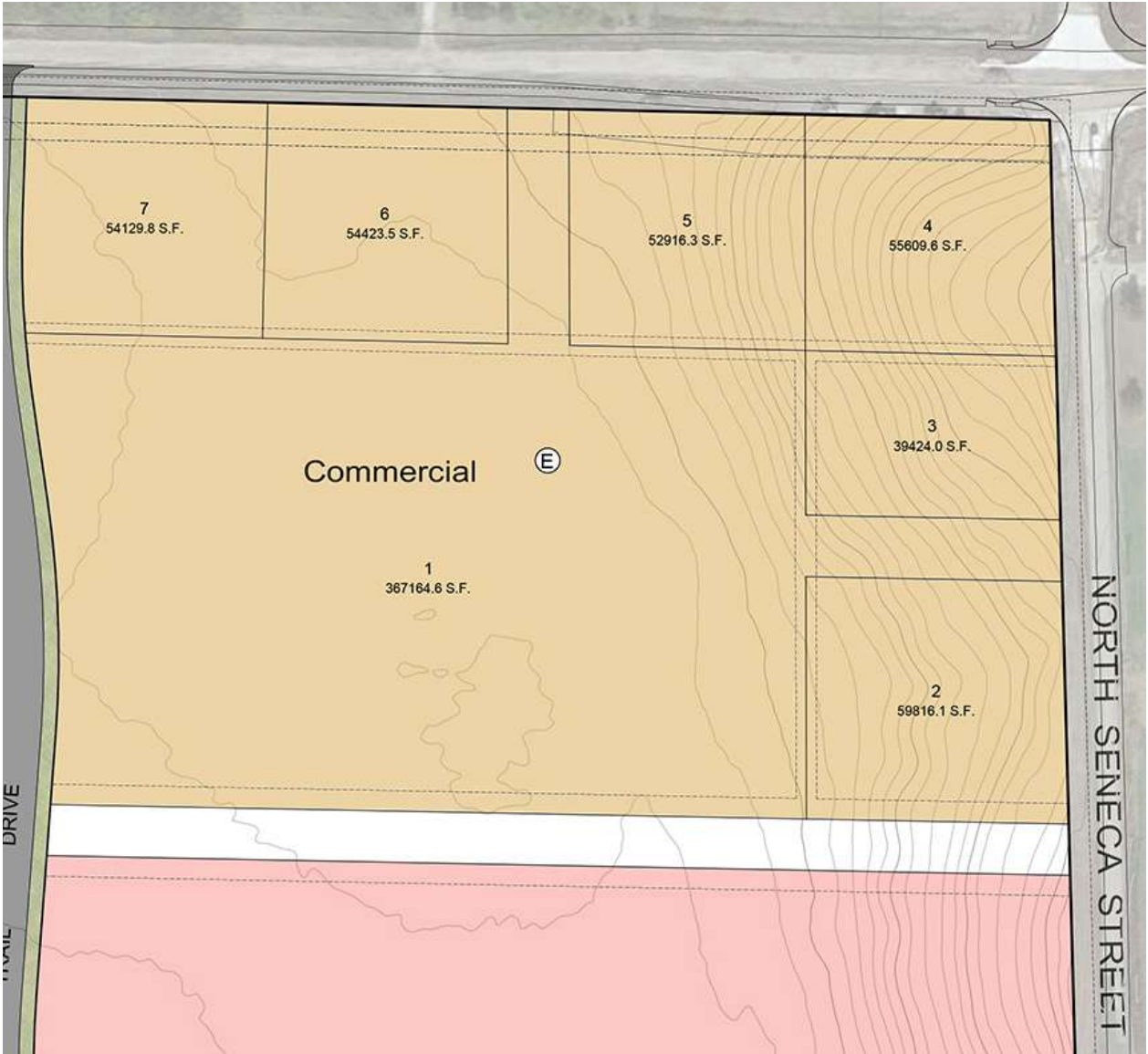
Area Neighbors Amazon Fulfillment Center, Hartman Arena, Johnson Controls, Coleman, Crosswinds Casino, NIAR, Massco and 81 Speedway



DEMOGRAPHICS

	1 Mile	5 Miles	10 Miles
Population	2,952	23,816	159,372
Households	1,089	8,812	61,074
Avg HH Income	\$87,211	\$94,193	\$79,705

LOT PRICING



Lot Number	Size	Price Per Sq. Ft.
1	357,164 sq. ft.	\$2.00
2	59,816 sq. ft.	\$4.00
3	39,424 sq. ft.	\$8.00
4	55,609 sq. ft.	\$10.00
5	52,916 sq. ft.	\$8.00
6	54,423 sq. ft.	\$6.00
7	54,130 sq. ft.	\$4.00

VALLEY CENTER, KANSAS

**#1 in Best
Suburbs to
Buy a House
in Wichita
Area**

Rent vs. Own
23% Rent
77% Own

Median Rent
\$941

Population
7,176

**#4 Places
with the Best
Public Schools
in the Wichita
area**

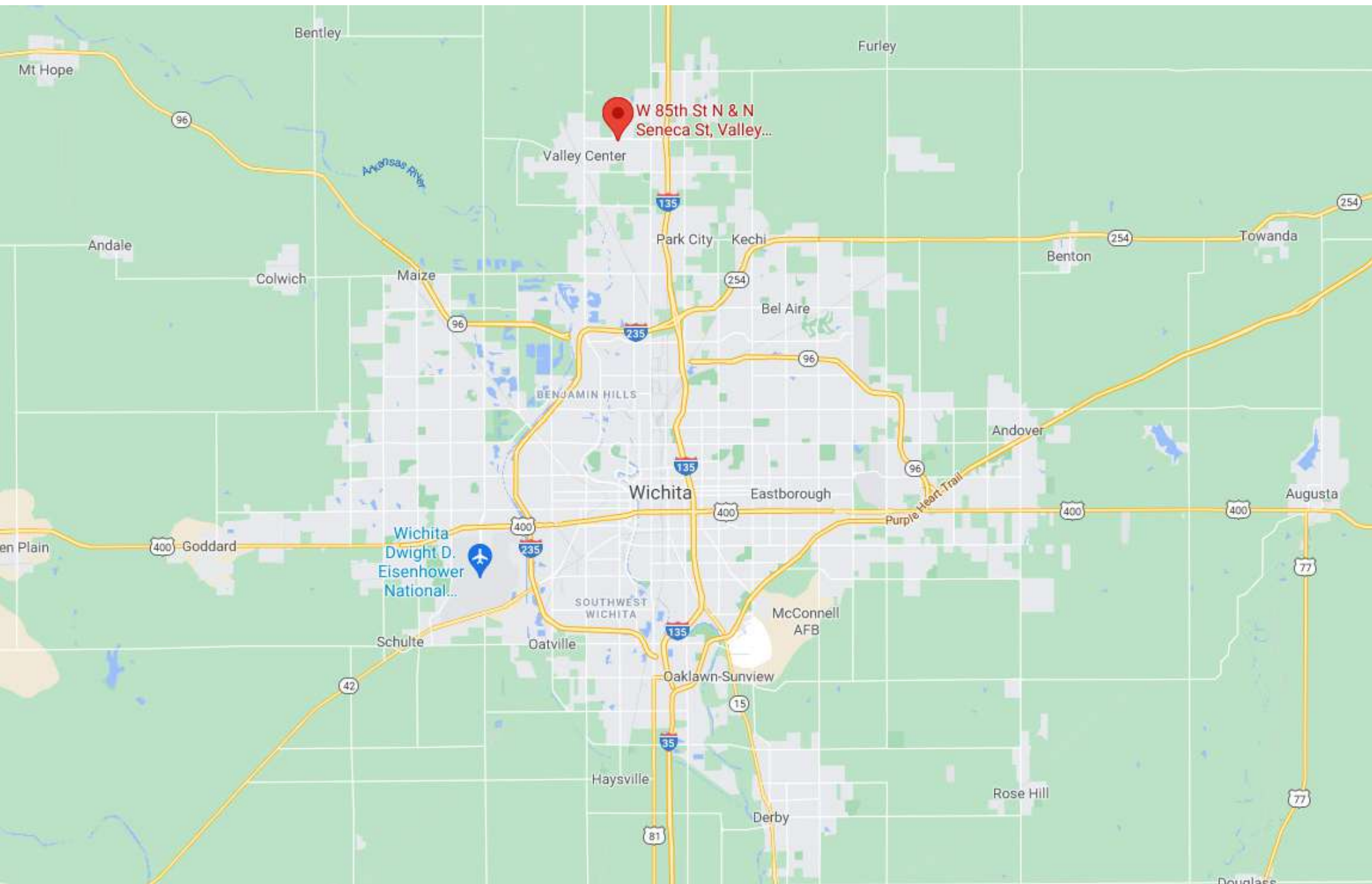
**Within miles
of Wichita w/
a metro area
population
of 527,000**

**\$70,819
Median
Household
Income**

**\$145,700
Median Home
Value**

[Data provided by Niche | www.niche.com]

WICHITA MAP & SUBURBS



NIAC WICHITA STATE UNIVERSITY
NATIONAL INSTITUTE FOR BUSINESS RESEARCH

HARTMAN ARENA

FOLEY EQUIPMENT **CAT**

Ditch Witch

WINDY HILLS

amazon fulfillment

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Johnson Controls
Coleman

ST Speedway

SENECA ST

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Prairie Lakes Addition
255 Single-Family Lots

City of
Valley Center

Sunflower
Gardens
Senior
Residences

Abilene
Elementary
School

Valley Center
Intermediate
School

Wheatland
Elementary
School

Valley Center
Middle School

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SENECA ST

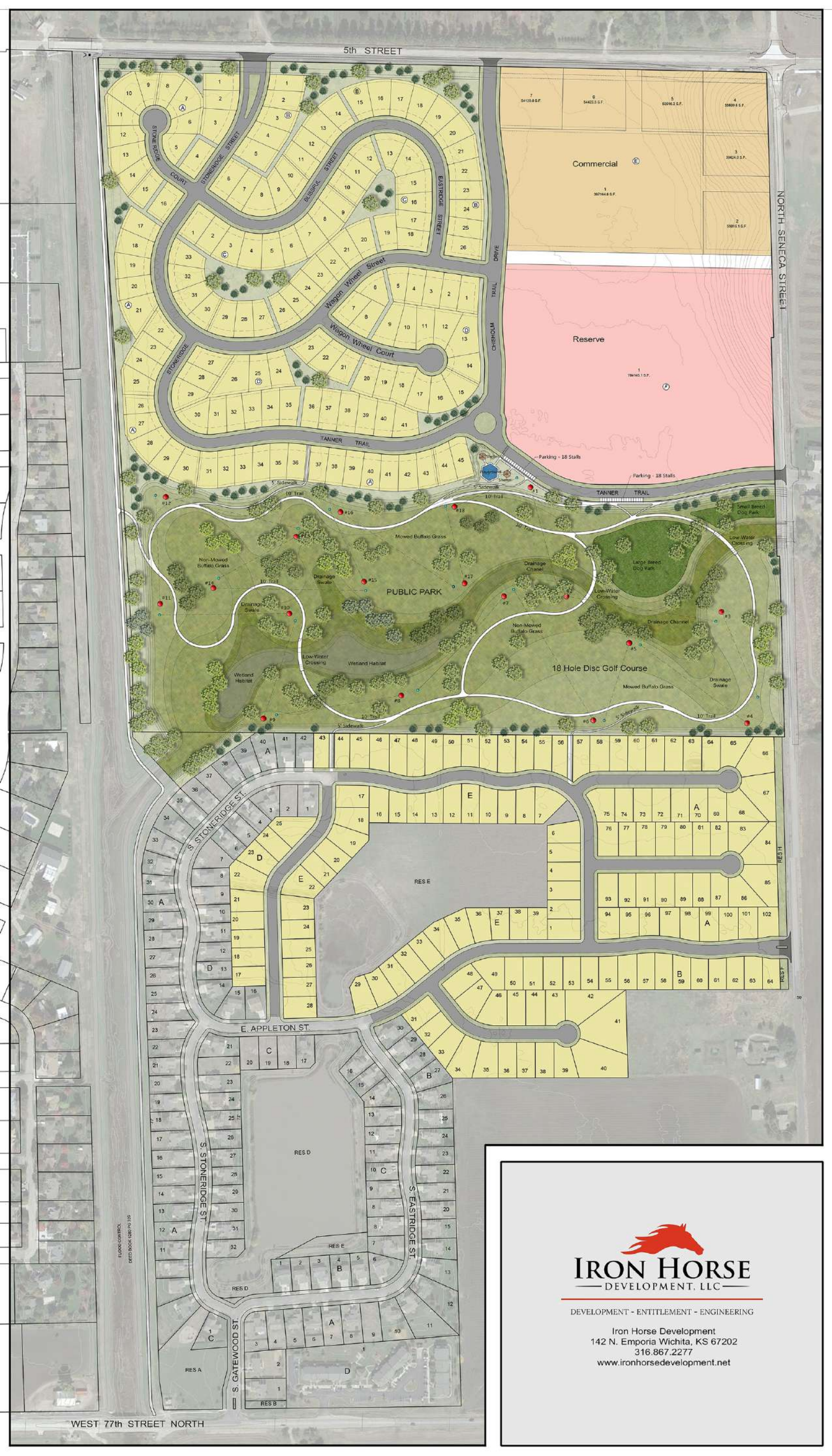
SITE
15.7 ACRES

85th ST

Medical Plaza
of Valley
Center

Valley Center
Christian
Church





IRON HORSE
— DEVELOPMENT, LLC —

DEVELOPMENT - ENTITLEMENT - ENGINEERING

Iron Horse Development
142 N. Emporia Wichita, KS 67202
316.867.2277
www.ironhorsedevelopment.net

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255 Lots

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27 Lots

Arbor Valley
62 Lots

5TH/85TH ST
SITE

FORD/77TH ST

SENECA ST

BROADWAY AVE

69TH ST

HARPER
CAMPERLAND

NIAAR WICHITA STATE
UNIVERSITY
NATIONAL INSTITUTE
FOR AVIATION RESEARCH

INTERSTATE
135

HARTMAN
ARENA

LAND
LAKES

Ditch
Witch

81
Speedway

FOLEY
EQUIPMENT CAT

Johnson
Controls
Coleman

AIR CAPITOL
DELIVERY & WAREHOUSE

AIR CAPITOL
DELIVERY & WAREHOUSE

amazon
fulfillment

HUSKY
LINERS
VEHICLE ARMOR

INTERSTATE
135



LANDMARK
COMMERCIAL
REAL ESTATE



LANDMARK
COMMERCIAL
REAL ESTATE

156 North Emporia
Wichita, Kansas 67202
www.landmarkrealestate.net

For More Information:

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Managing Broker
Office: 316-262-2442
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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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