



LANDMARK
COMMERCIAL
REAL ESTATE



HARTMAN
ARENA

FOLEY
EQUIPMENT



amazonfulfillment

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

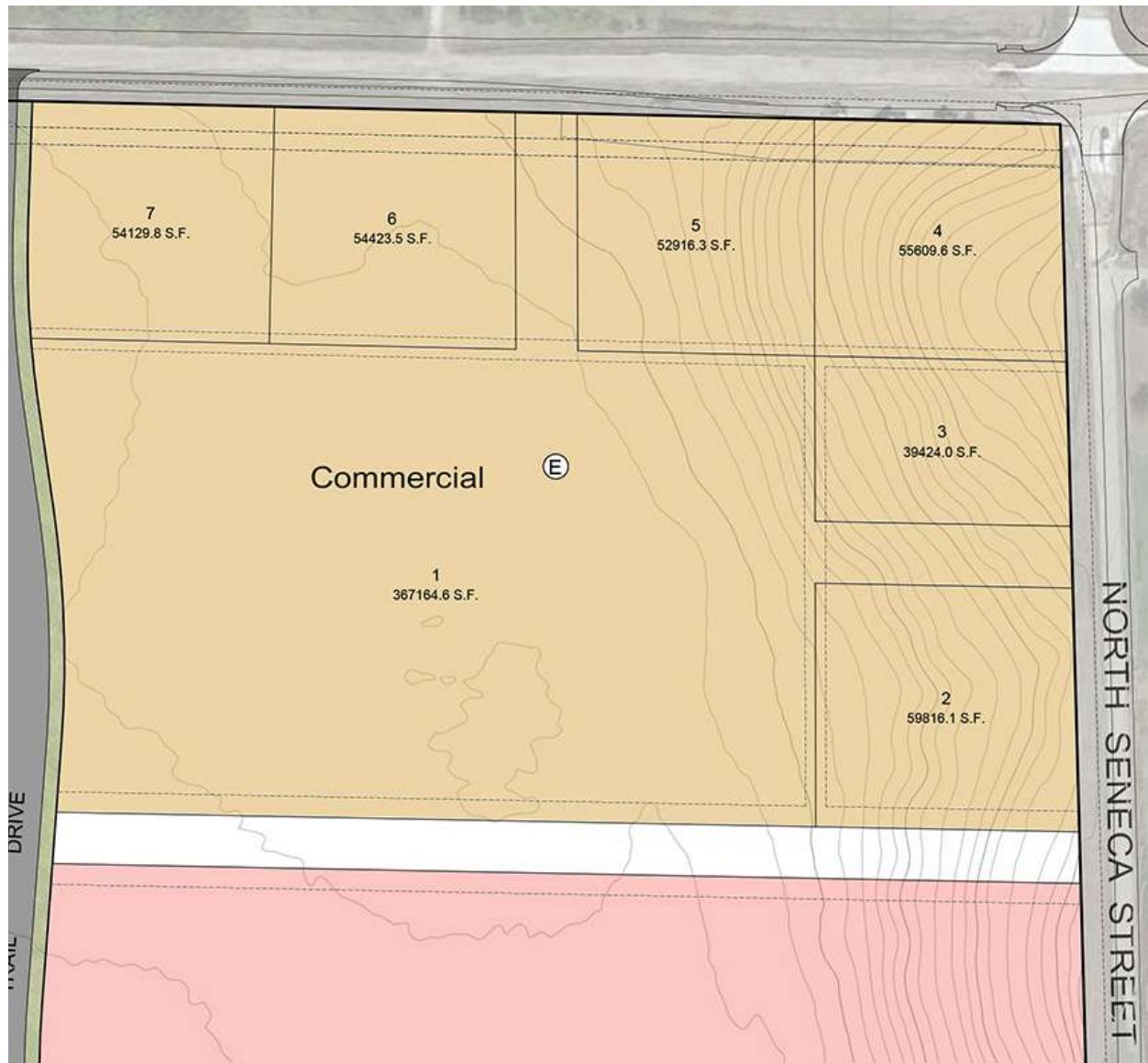
Area Neighbors Amazon Fulfillment Center, Hartman Arena, Johnson Controls, Coleman, Crosswinds Casino, NIAR, Massco and 81 Speedway



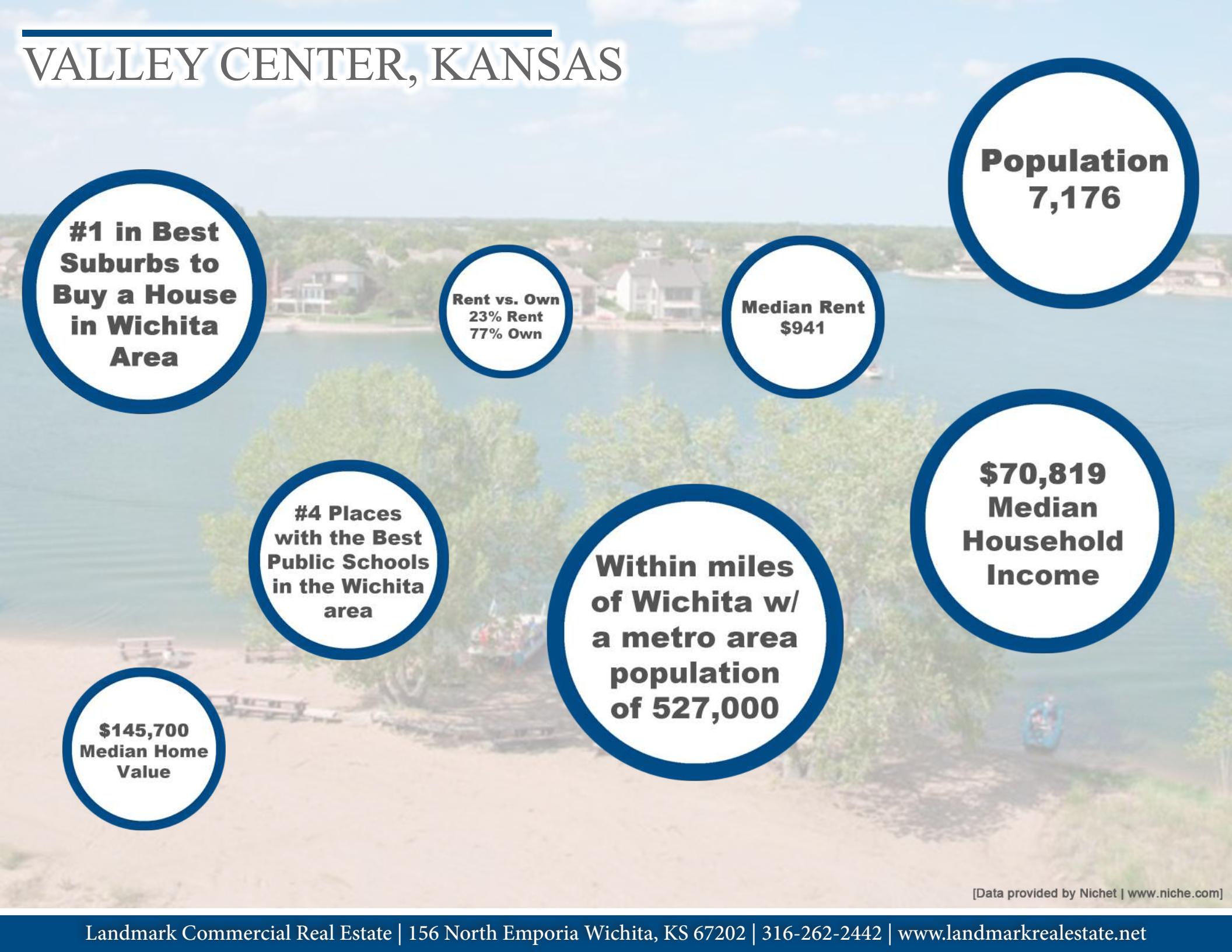
DEMOGRAPHICS

	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



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

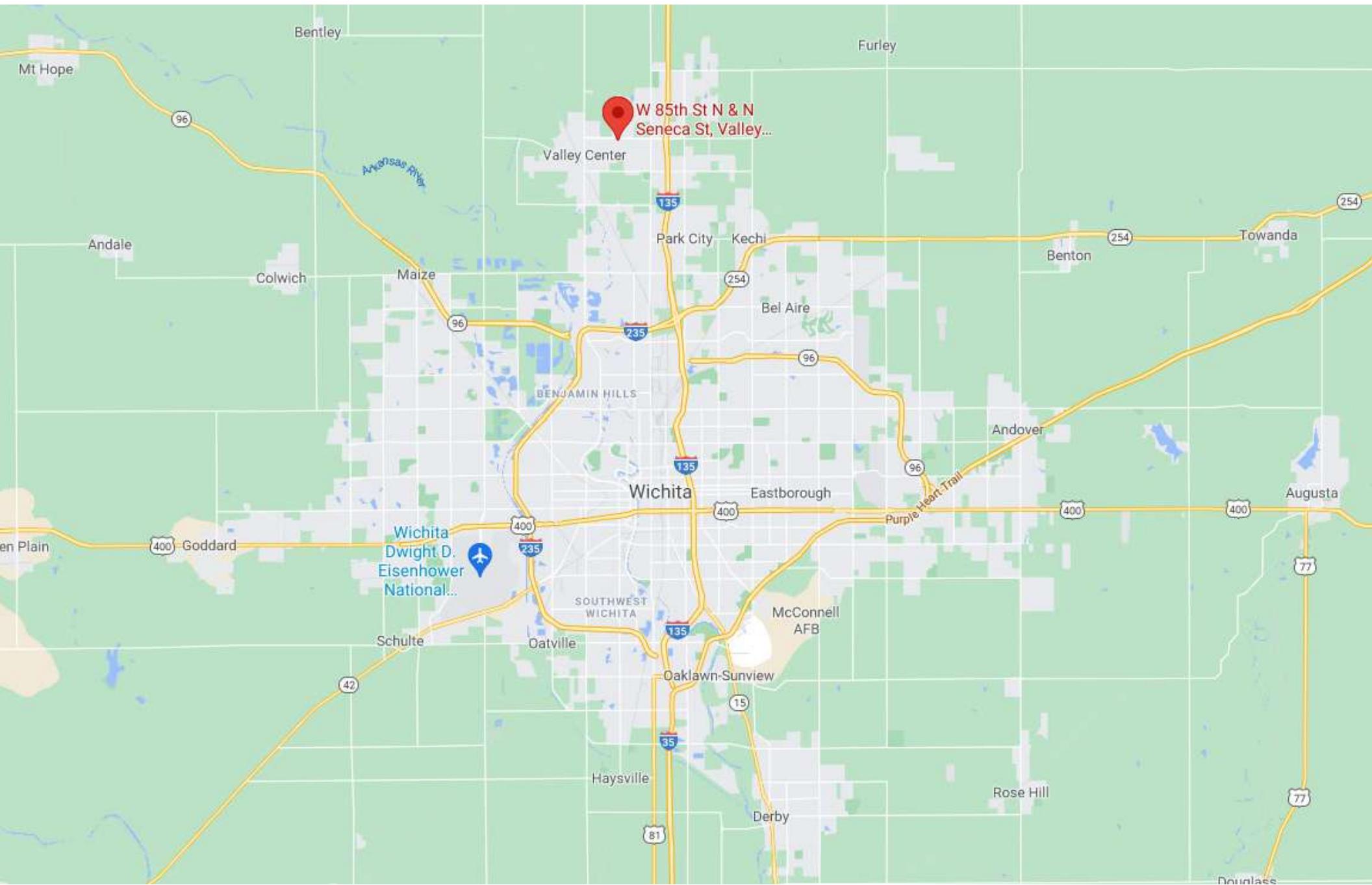
#4 Places with the Best Public Schools in the Wichita area

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

\$70,819 Median Household Income

\$145,700 Median Home Value

WICHITA MAP & SUBURBS





NIAR
WICHITA STATE
UNIVERSITY
NATIONAL INSTITUTE
FOR AVIATION RESEARCH



Ditch
Witch®



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ARENA



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HARPER
CAMPERLAND



Valley Center
Christian
Church



Johnson
Controls



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**SITE
15.7 ACRES**

Valley Center
Christian
Church

City of
Valley Center

Prairie Lakes Addition
255 Single-Family Lots

Sunflower
Gardens
Senior
Residences

Abilene
Elementary
School

Valley Center
Intermediate
School

Wheatland
Elementary
School

Valley Center
Middle School

Trails End
Residential
Development
(146 lots)

Medical Plaza
of Valley
Center

SENECA ST

85th ST

LC

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IRON HORSE DEVELOPMENT, LLC

DEVELOPMENT - ENTITLEMENT - ENGINEERING

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

Trails End
Residential
Development
146 lots

Prairie Lakes
Addition
255 Lots

5TH/85TH ST

SITE

Cedar Ridge
27 Lots

Arbor Valley
62 Lots

SENECA ST

FORD/77TH ST

BROADWAY AVE

69TH ST

HARPER
CAMPERLAND

NIAA®
WICHITA STATE
UNIVERSITY
NATIONAL INSTITUTE
FOR AVIATION RESEARCH

INTERSTATE
135

HARTMAN
ARENA



Ditch
Witch

FOLEY
EQUIPMENT



Johnson
Controls
Coleman

AIR CAPITAL
DELIVERY & WAREHOUSE

amazonfulfillment

AIR CAPITAL
DELIVERY & WAREHOUSE

HUSKY
LINERS
VEHICLE ARMOR

INTERSTATE
135



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Wichita, Kansas 67202
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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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