



# DERBY DEVELOPMENT LAND - ROCK ROAD & PATRIOT

FOR SALE WEST OF SW/C OF ROCK RD. & 63RD ST. S. (PATRIOT), DERBY, KS 67037



**LOT SIZE**  
Up to 24.32± Acres

**ZONING**  
B1 & B3

**2024 TAXES (All Lots Combined)**  
Generals: \$150.19; Specials: \$4,707.22

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	5,734	26,302	50,033
AVG. HH INCOME	\$56,443	\$85,590	\$79,994
MEDIAN AGE	35.0	36.9	35.0

**TRAFFIC COUNTS**

63rd St. S. (Patriot Ave.)	15,316 VPD
Rock Road	26,105 VPD

**PROPERTY HIGHLIGHTS**

- Excellent retail visibility in the heart of Derby's booming commercial corridor.
- Positioned near Patriot/63rd St., now one of Derby's busiest east-west thoroughfares.
- Newer developments include the 31-bed Rock Regional Hospital and Field Station Dinosaur Park.
- Ideal for a multi-tenant retail center or destination development amid strong residential and commercial growth.
- Join major brands like:

**DUNKIN'**



**TARGET**



**Firestone**

**ROSS**  
DRESS FOR LESS



**five BELOW**

**T.J. maxx**



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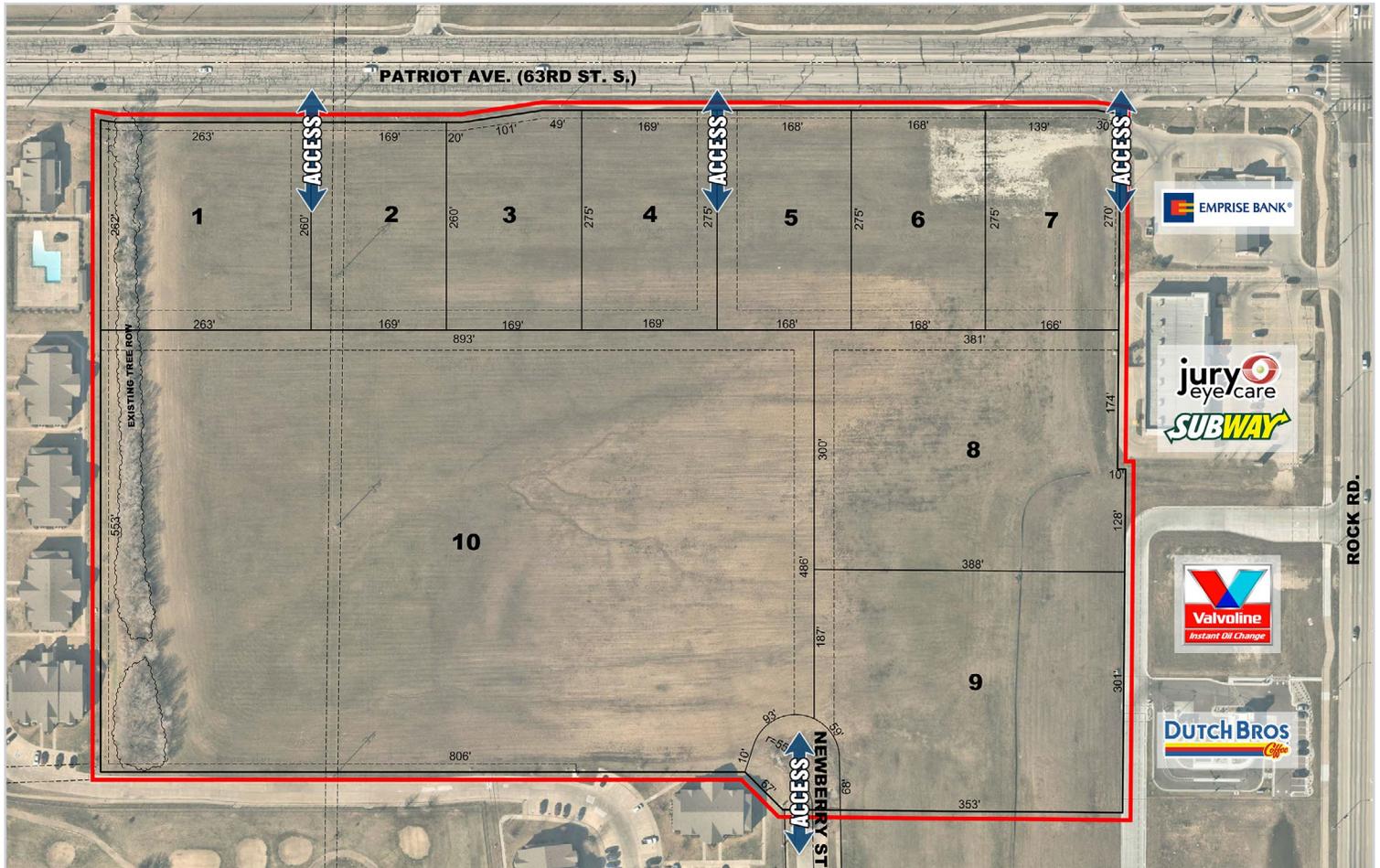
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**WEIGAND**  
COMMERCIAL

## CONCEPT PLAN



LOT	LOT SIZE	SALE PRICE
Lot 1	68,389± SF	\$12.00/SF
Lot 2	43,996± SF	\$12.00/SF
Lot 3	45,302± SF	\$14.00/SF
Lot 4	46,174± SF	\$14.00/SF
Lot 5	46,174± SF	\$14.00/SF
Lot 6	46,174± SF	\$16.00/SF
Lot 7	45,738± SF	\$16.00/SF
Lot 8	115,434± SF	\$8.00/SF
Lot 9	113,256± SF	\$8.00/SF
Lot 10	488,743± SF	\$6.00/SF



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## AERIAL VIEW



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