

FOR SALE

**1.86 Acres | \$6.19 PSF
Development Land**



Vacant Land

W 85th St N & N Seneca St
Valley Center, Kansas 67147

Property Highlights

- Seller Financing Available
- Private Airport access available upon committee approval
- Ideal for various commercial uses
- Prominent visibility and highway accessibility
- Strong investment potential

Property Overview

This exceptional opportunity awaits developers and investors seeking prime commercial land for their next project.

Offering Summary

Sale Price:	\$500,000
Lot Size:	1.86 Acres 80,760 SF
Zoning:	C-2 General Business District

For More Information

Colton Bartlett

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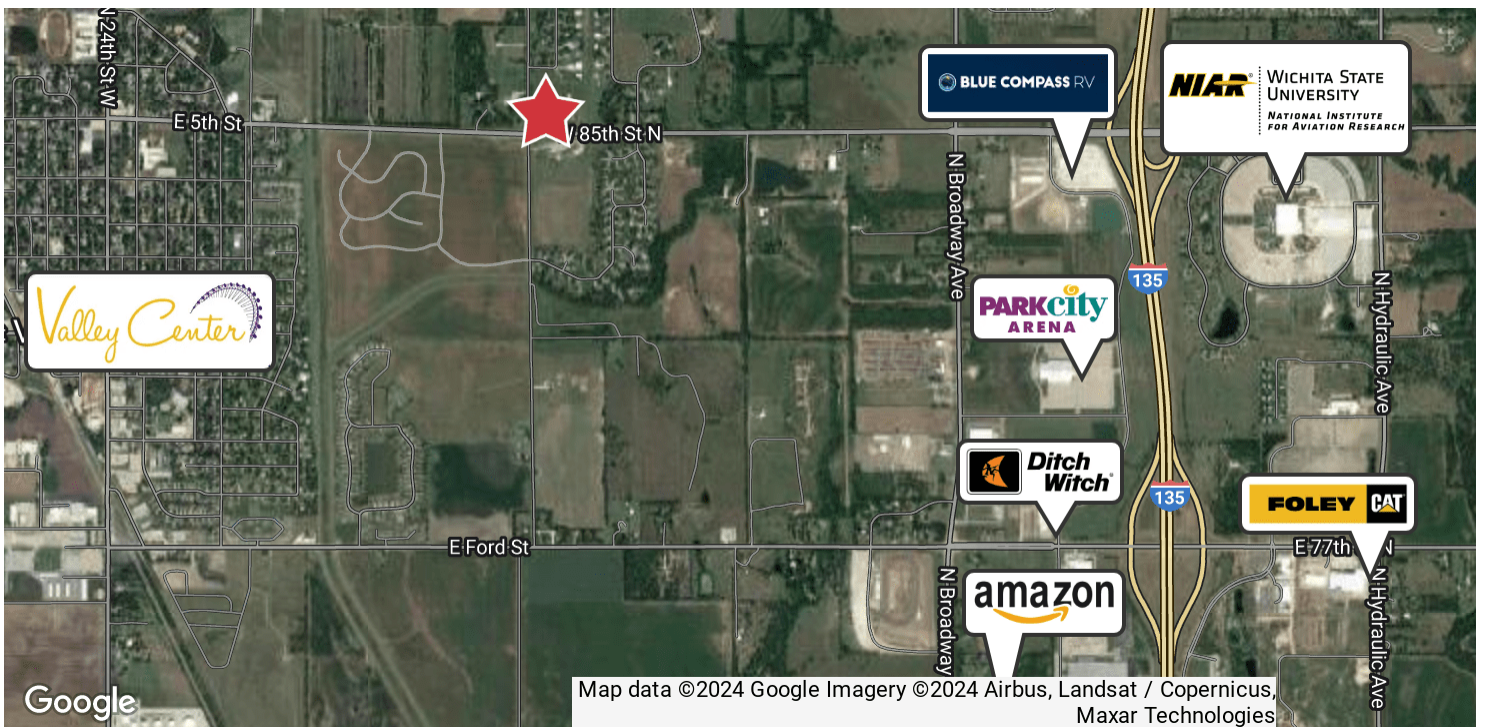
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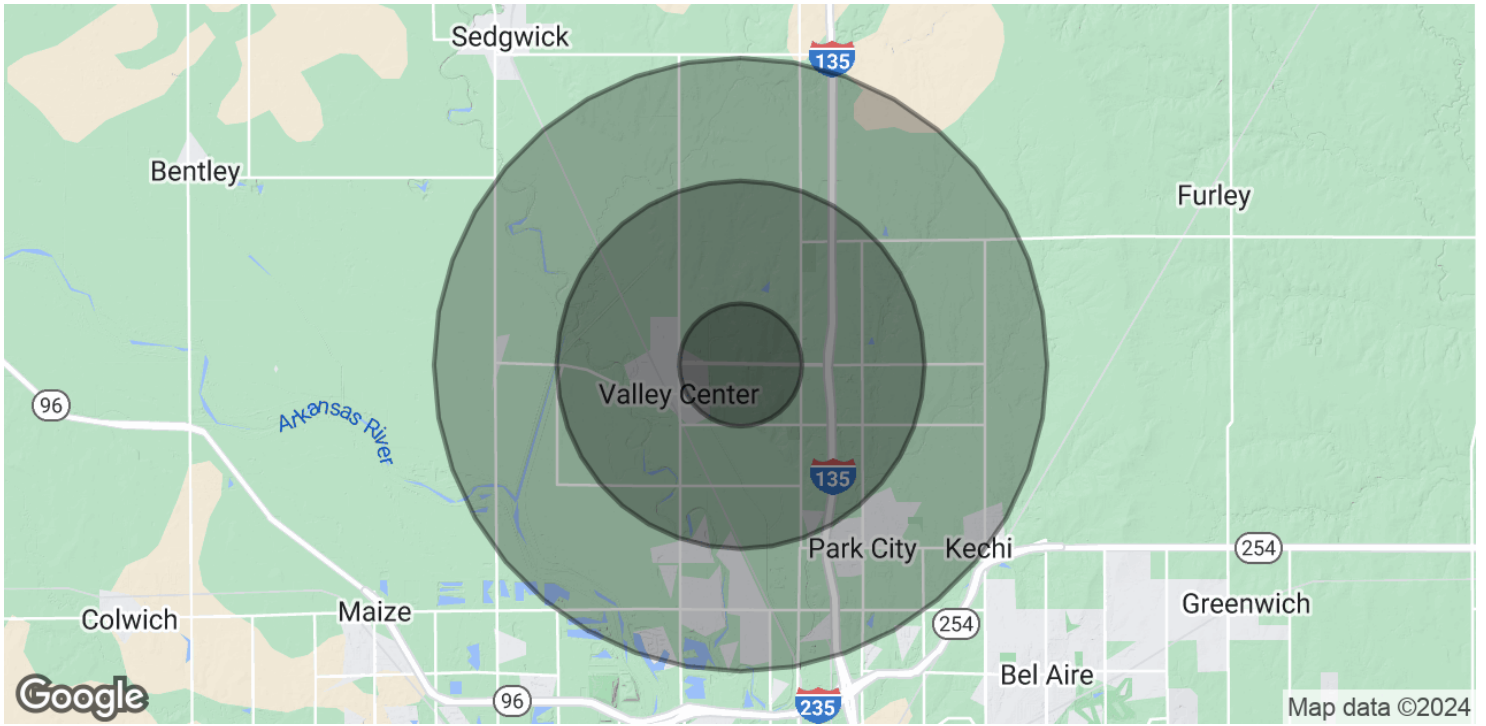
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Population	1 Mile	3 Miles	5 Miles
Total Population	2,799	10,057	25,234
Average Age	38	38	39
Average Age (Male)	37	37	38
Average Age (Female)	39	39	39

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	987	3,602	9,236
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$91,306	\$92,590	\$97,804
Average House Value	\$242,320	\$253,949	\$254,341

Demographics data derived from AlphaMap