



FOR SALE

NEWTON RETAIL DEVELOPMENT

1701 S. Kansas Ave. | Newton, KS

Class A, Mixed-use Development Primed for New Business

77-ACRE PARCEL



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Occidental Management, Inc.

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PLANNED RETAIL ON-SITE

PROPERTY OVERVIEW

PRIME DEVELOPMENT SITE

Ideally located on the heavily trafficked Kansas Ave. in south Newton, this 77-acre parcel will be a Class A, mixed-use development primed for new businesses. The strong draw of Newton from the surrounding markets is a key to the economic stability of the city.

The initial phase of development includes 15,000 square feet of retail and land parcels. Future development plans potentially include medical, office and multi-family housing.



PROPERTY DETAILS



LOCAL POPULATION	
MILE 1	3,947
MILE 3	18,497
MILE 5	22,106

HOUSEHOLD INCOME	
MILE 1	\$56,015
MILE 3	\$48,897
MILE 5	\$50,344

MEDIAN AGE	
MILE 1	37
MILE 3	38
MILE 5	39

PROPERTY DETAILS



AVAILABLE PARCELS

BLOCK A

LOT 2 | 1.41 ACRES
 LOT 4 | 9.72 ACRES
 LOT 5 | 5.57 ACRES
 LOT 6 | 5.66 ACRES
 LOT 7 | 5.48 ACRES

BLOCK B

LOT 1 | 1.78 ACRES
 LOT 2 | 2.29 ACRES

BLOCK C

LOT 1 | 4.54 ACRES
 LOT 2 | 15.85 ACRES





Surround Your Business in a High-Growth Community

The trade area serves over 100,000 people, with Newton having the only hospital, courthouse, Dillons, YMCA, Walmart and gym facilities within a 20-mile radius of the city which makes it a destination for surrounding areas and towns.

Newton is home to large employers such as BNSF Railway, USD 373, Harvey County, and NMC Health.

NMC HEALTH DATA

- 113,953 Total patient visits
- 13,666 Emergency visits
- 65,388 Hospital patient visits
- 3.7 Days average length of inpatient stay
- 670 Full-time staff
- \$48 Million in payroll and benefits



Real Estate Brokerage Relationships

Kansas law requires real estate licensees to provide the following information about brokerage relationships to prospective sellers and buyers at the first practical opportunity. This brochure is provided for informational purposes and does not create an obligation to use the broker's services.

Types of Brokerage Relationships: A real estate licensee may work with a buyer or seller as a seller's agent, buyer's agent or transaction broker. The disclosure of the brokerage relationship between all licensees involved and the seller and buyer must be included in any contract for sale and in any lot reservation agreement.

Seller's Agent: The seller's agent represents the seller only, so the buyer may be either unrepresented or represented by another agent. In order to function as a seller's agent, the broker must enter into a written agreement to represent the seller. Under a seller agency agreement, all licensees at the brokerage are seller's agents unless a designated agent is named in the agreement. If a designated agent is named, only the designated agent has the duties of a seller's agent and the supervising broker of the designated agent functions as a transaction broker.

Buyer's Agent: The buyer's agent represents the buyer only, so the seller may be either unrepresented or represented by another agent. In order to function as a buyer's agent, the broker must enter into a written agreement to represent the buyer. Under a buyer agency agreement, all licensees at the brokerage are buyer's agents unless a designated agent is named in the agreement. If a designated agent is named, only the designated agent has the duties of a buyer's agent and the supervising broker of the designated agent functions as a transaction broker.

A Transaction Broker is not an agent for either party and does not advocate the interests of either party. A transaction brokerage agreement can be written or verbal.

Duties and Obligations: Agents and transaction brokers have duties and obligations under K.S.A. 58-30,106, 58-30,107, and 58-30,113, and amendments thereto. A summary of those duties are:

An Agent, either seller's agent or buyer's agent, is responsible for performing the following duties:

- promoting the interests of the client with the utmost good faith, loyalty, and fidelity
- protecting the clients confidences, unless disclosure is required
- presenting all offers in a timely manner
- advising the client to obtain expert advice
- accounting for all money and property received
- disclosing to the client all adverse material facts actually known by the agent
- disclosing to the other party all adverse material facts actually known by the agent

The transaction broker is responsible for performing the following duties:

- protecting the confidences of both parties
- exercising reasonable skill and care
- presenting all offers in a timely manner
- advising the parties regarding the transaction
- suggesting that the parties obtain expert advice
- accounting for all money and property received
- keeping the parties fully informed
- assisting the parties in closing the transaction
- disclosing to the parties all adverse material facts actually known by the transaction broker

Agents and Transaction Brokers have no duty to:

- conduct an independent inspection of the property for the benefit of any party
- conduct an independent investigation of the buyer's financial condition
- independently verify the accuracy or completeness of statements made by the seller, buyer, or any qualified third party.

General Information: Each real estate office has a supervising broker or branch broker who is responsible for the office and the affiliated licensees assigned to the office. Below are the names of the licensee providing this brochure, the supervising/branch broker, and the real estate company.