

WEST KELLOGG DEVELOPMENT LAND

Kellogg Dr. & Ridge Rd. SE/c, Wichita, KS 67209




SALE PRICE: \$2,400,000

INDIVIDUAL PARCELS PRICING: Negotiable
Contact Broker

LOT SIZE: 7.44 Acres

ZONING: GC

2023 TAXES: Generals: \$8,963.68

HOTELS:
 Over 1,200 hotel rooms within one mile of the site (mostly limited service without restaurants).

TRAFFIC COUNTS:
 **US 400/HWY. 54** 75,000 VPD

PROPERTY HIGHLIGHTS

- Pad sites available sale or for lease.
- Property provides for a variety of uses including retail, office, hospitality, industrial, automotive, restaurants, and more.
- Provides access and high visibility from Kellogg, Wichita's busiest roadway, and offers convenient shopping and dining options to west Wichita and surrounding communities such as Goddard, Maize, Colwich, Andale, and Garden Plain.
- Area uses include: Eisenhower Airport (over 1.7 million passengers in 2023), Sam's Club, Walmart Supercenter, Texas Roadhouse, Cracker Barrel, Cheddar's, Kohl's, Lowe's, Burlington, Chick-fil-A, McDonald's, Wendy's, and many more. There's more than 1 million square feet of retail and over 2 million square feet of industrial within a 1 mile radius of this property.
- All utilities available to the site.
- Rare opportunity to assemble almost 7.5 acres along Kellogg.
- Owner financing available.
- ALTA survey in process.
- New entrance to Kellogg will be constructed.



Offered exclusively by:

Randy Johnston

316-292-3913 | rjohnston@weigand.com

Christi Royse, CCIM

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