



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	3,525	26,620	73,223
AVG. HH INCOME	\$118,027	\$132,930	\$110,596
MEDIAN AGE	34.7	38.1	39.4

DEVELOPMENT LAND IN GROWING NW WICHITA

FOR SALE 45TH ST. & TYLER RD., S. OF SW/C, WICHITA, KS 67205

**CONTACT BROKER
FOR PRICE**

LOT SIZE
12.21± ACRES

ZONING
LIGHT INDUSTRIAL

2024 TAXES
GENERALS: \$15.62
SPECIALS: \$0

PROPERTY HIGHLIGHTS

- Prime development opportunity in the heart of northwest Wichita, a highly desirable location ripe for transformative projects.
- Owners are open to subdividing or build-to-suit for unique development needs.
- Versatile zoning for maximum potential – ideal for Single-Family, Multi-Family, Office, or Light Industrial developments – the perfect blank canvas.
- Unmatched visibility from Hwy. K-96, ensuing high traffic flow and prime accessibility.
- All essential utilities are readily available on-site.

TRAFFIC COUNTS

K-96 HWY. & TYLER RD. 20,971 VPD

HWY. ACCESS

1.7 MI. 4.5 MI. 7.4 MI.



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WEIGAND
COMMERCIAL

AERIAL VIEW



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