



- Established Retail Area: Across from a Menards Anchored Center and Diagonal from a Kohl's Anchored Center
- Situated in a Growing Retail District Featuring Numerous National Tenants Including: ULTA, Dick's Sporting Goods, Hobby Lobby, Old Navy, Home Depot, Sam's Club, Walmart and Many More

VACANT LAND
DEVELOPMENT OPPORTUNITY

\$950,000 1.10 ACRE LOT SIZE

2900 E SCHULMAN AVENUE
GARDEN CITY, KS

Marcus & Millichap
NFB GROUP



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Marcus & Millichap
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HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

HIBBETT
maurices

OLLIE'S
GOOD STUFF CHEAP



GNC GameStop
FAMOUS FOOTWEAR SALLY BEAUTY



KOHL'S

CHOICE
HOTELS
BW Best Western
Hotels & Resorts



STAPLES

DOLLAR TREE

TOYOTA

US ROUTE 400 - 10,636 VPD

E SCHULMAN AVE

NATIONAL C-STORE
COMING SOON
(INQUIRE FOR DETAILS)

SUBJECT SITE



e Enterprise
rent-a-car

Parrot Cove
WATER PARK

OLD CHICAGO
PIZZA + TAPROOM

US ROUTE 400 - 10,636 VPD

NATIONAL C-STORE
COMING SOON
(INQUIRE FOR DETAILS)

SUBJECT SITE

ESCHULMAN AVE



GARDEN CITY HIGH SCHOOL

Walmart
supercenter

Aaron's STAPLES
CHOICE HOTELS | BW | Best Western
Hotels & Resorts

target

THE HOME DEPOT
AT&T
Applebee's
FREDDY'S
POPEYES

verizon

KOHL'S HIBBETT
maurices
OLLIE'S
GNC FAMOUS FOOTWEAR
GameStop SALLY BEAUTY

sam's club

Dillon's
SONIC
Wendy's
BMO

golden corral
Arbys

BUFFALO WILD WINGS

ULTA BEAUTY
ROSS DRESS FOR LESS
DICK'S SPORTING GOODS
HOBBY LOBBY
T.J. MAXX
Buckle
OLD NAVY
FIVE BELOW

MENARDS
DOLLAR TREE
NISSAN

WALGREENS

SUBJECT SITE

GARDEN CITY COMMUNITY COLLEGE

Parrot Cove WATER PARK
OLD CHICAGO PIZZA + TAPROOM
Enterprise rent-a-car

HARBOR FREIGHT
QUALITY TOOLS | LOWEST PRICES
Goodwill

DOLLAR GENERAL
AutoZone

BR baskin robbins


SUBWAY

CHRYSLER
DODGE
Jeep
RAM

EXECUTIVE SUMMARY

2024 | Income & Lease Terms

THE PROPERTY

Address:	GOOGLE MAPS 	2900 E Schulman Ave, Garden City, KS 67846
Concept:	Development Opportunity	
Type:	Land	
*APN:	275-16-0-10-01-001.01-0	

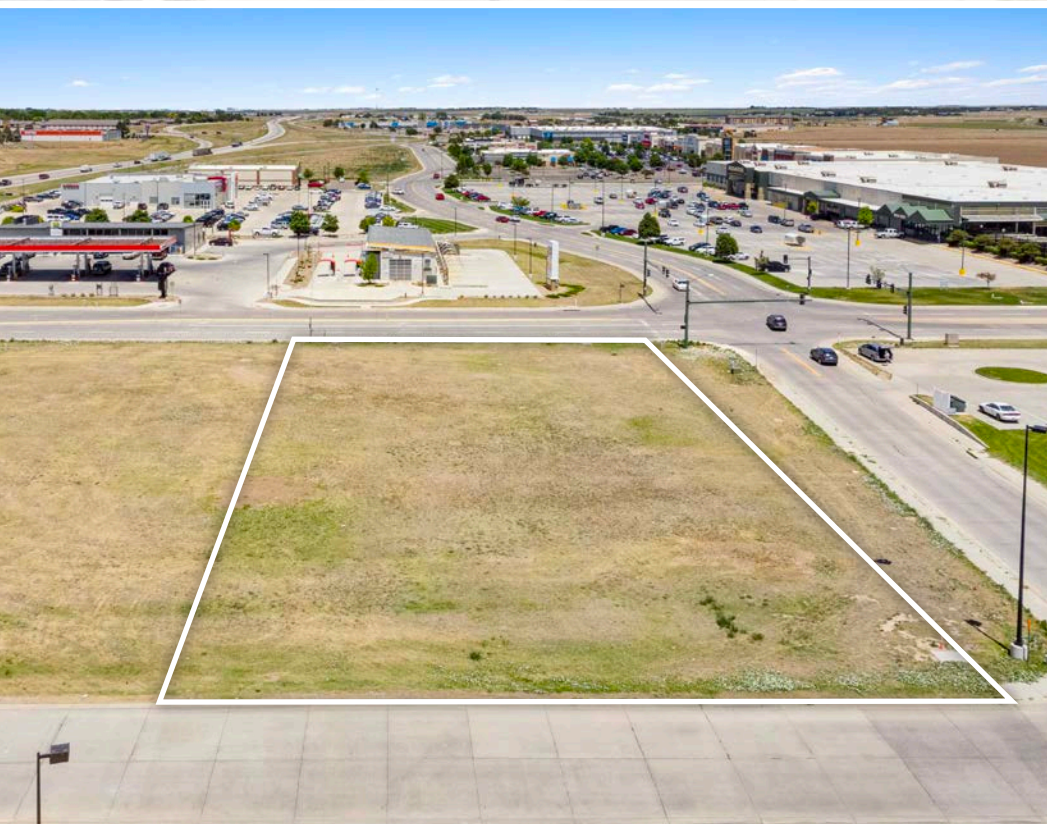
INVESTMENT OVERVIEW

Price:	\$950,000
Lot Size:	±1.10 Acres
Price/Land SF:	\$19.83



**Sellers will be subdividing the lot with the city*

The information has been secured from sources we believe to be reliable but we make no representation or warranties as to the accuracy of the information either express or implied. References to square footage or age are approximate. Buyer must verify all information and bears all risk for any inaccuracies.



GARDEN CITY KANSAS

Cultivating Growth and Opportunity in the Heartland

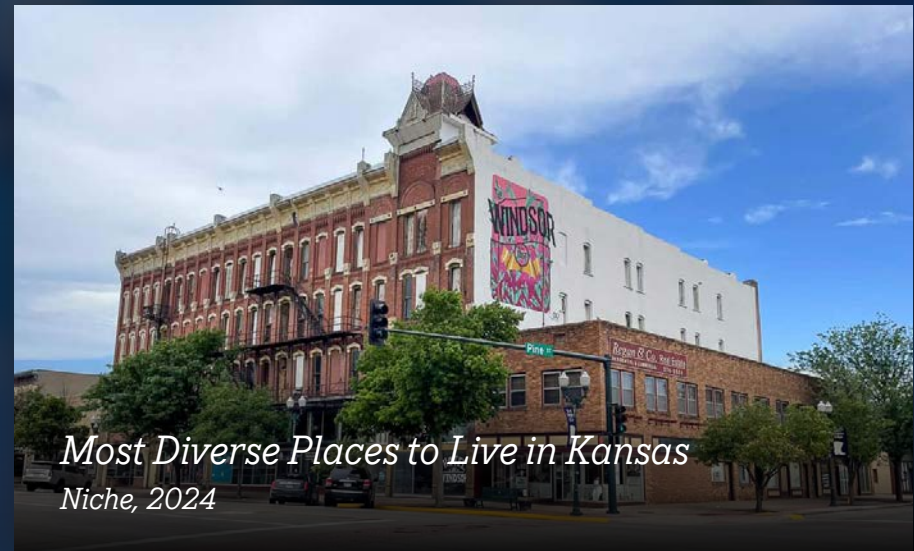
Located in the southwestern part of Kansas, Garden City is known for its rich agricultural heritage and cultural diversity. The arrival of the Atchison, Topeka, and Santa Fe Railway, have transformed the city into an agricultural hub with significant meatpacking industries, such as Tyson Fresh Meats, contributing to its economy. The presence of Garden City Community College and a robust public school system underscores its commitment to education. The city's diverse population, drawn by employment opportunities, enriches the local culture, which is celebrated through events like Beef Empire Days. Recreational amenities, including the Lee Richardson Zoo, and comprehensive healthcare facilities like St. Catherine Hospital, further enhance the quality of life in this dynamic and growing city.



Parrot Cove Indoor Waterpark



Best Western Plus Emerald Suites



*Most Diverse Places to Live in Kansas
Niche, 2024*



Garden City Regional Airport

27,846

POPULATION

\$93,929

AVERAGE HOUSEHOLD
INCOME

\$162,767

MEDIAN HOME VALUE
(Owner occupied)

SOURCE: SITES USA, 2024, GARDEN CITY, KANSAS
CITY OF GARDEN CITY, 2024

LOCATED IN THE HEARTLAND OF THE UNITED STATES

307 MILES

204 MILES

301 MILES

2900 EAST SCHULMAN AVE - GARDEN CITY, KS	
Population	
1-Mile Radius	6,444
5-Mile Radius	33,318
10-Mile Radius	36,646
Avg. Household Income	
1-Mile Radius	\$96,890
5-Mile Radius	\$94,788
10-Mile Radius	\$96,292
Households	
1-Mile Radius	2,272
5-Mile Radius	11,321
10-Mile Radius	12,550



Marcus & Millichap
NFB GROUP

±1.10 AC

VACANT LAND
DEVELOPMENT OPPORTUNITY

EXCLUSIVELY LISTED BY

Marcus & Millichap
NFB GROUP

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COLBY HAUGNESS

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Activity ID: ZAF1050248