

FOR SALE
**ANDOVER KANSAS
 DEVELOPMENT LAND**

South of SE/c Andover Rd. & Kellogg, Andover, KS



Lot Size:
 129,373 sq. ft. (530' x 245')

Price: \$4.75 per sq. ft.

Zoning: B-2

Comments:

Excellent development opportunity on Andover Road, South of Kellogg. Area businesses include: Dillon's, Atwood's, Holiday Inn Express, Days Inn, Emprise Bank, Arby's, Applebee's, Los Coco's, Billy Sims BBQ, Capitol Federal Bank, Kansasland Tire, Meritrust, Firestone, Scooters Coffeehouse, Spangles, and others. The 160 acre Marketplace development adjacent to the site includes a 50,000 sq. ft. YMCA branch, Prairie Creek Elementary School, and Sunstone Apartment Homes, a 208-unit complex.

Utilities:
 All utilities are available to site.

Traffic Counts:
 On Kellogg, East of Andover Rd.: 26,700 vpd
 On Kellogg, West of Andover Rd.: 30,700 vpd

2017 Taxes:
 Generals: \$9,261.52
 No Specials

Demographics	1 Mile	3 Miles	5 Miles
Population	6,122	21,219	44,480
Avg. HH Income	\$95,489	\$118,625	\$114,921
Median Age	35.1	37.9	37.7

For Information, Please Contact:

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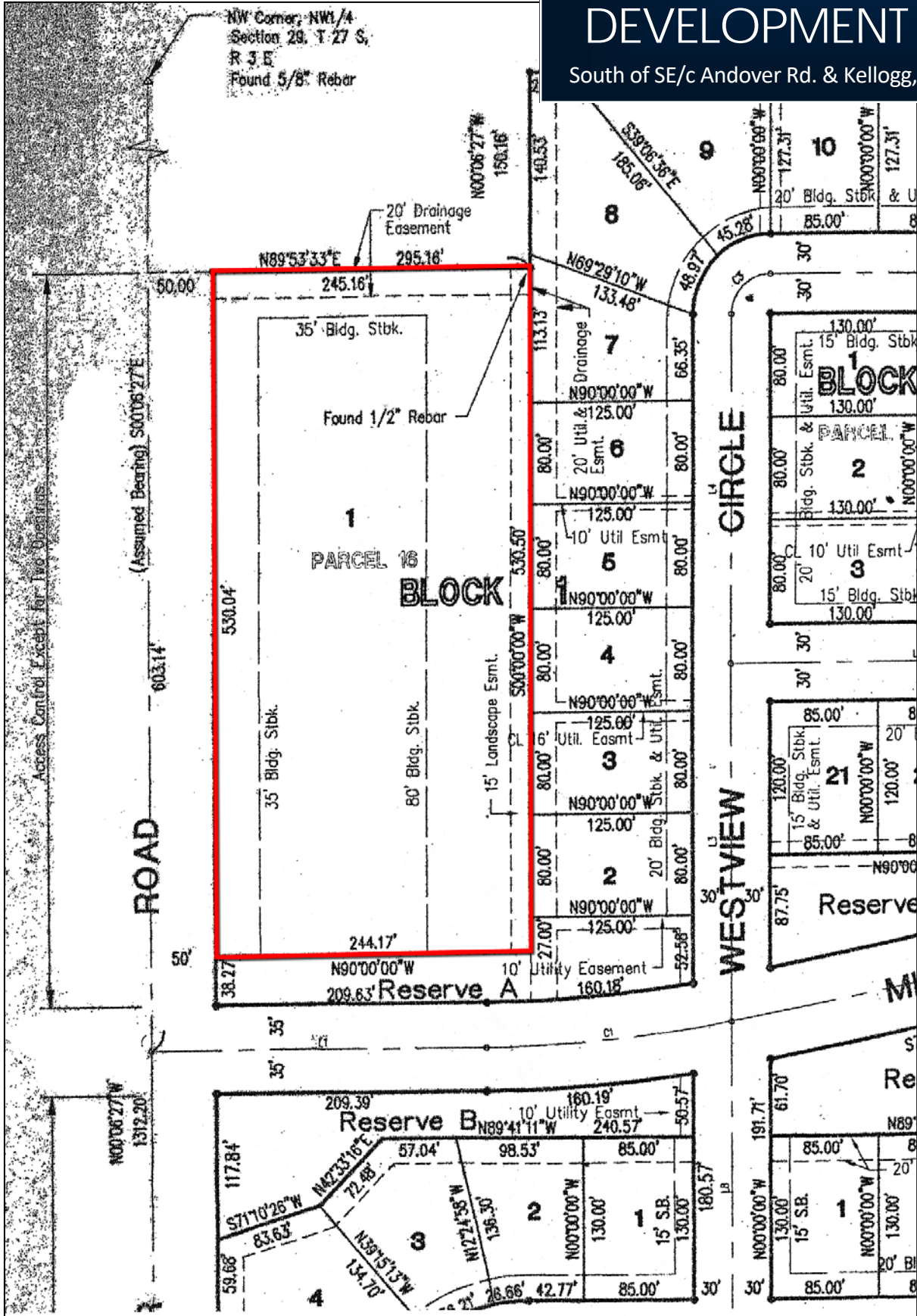


PLAT MAP

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