



LANDMARK
COMMERCIAL
REAL ESTATE

SITE



MAPLE ST

LAND FOR SALE / LEASE

W OF SWC MAPLE & I35TH, WICHITA, KS, 67235

www.landmarkrealestate.net | 156 North Emporia Ave, Wichita, KS 67202

All information is deemed to be accurate, however, Broker makes no guarantee as to the accuracy of the terms and conditions represented herein.

OFFERING SUMMARY

LEASE RATE / SALE PRICE: Contact Broker

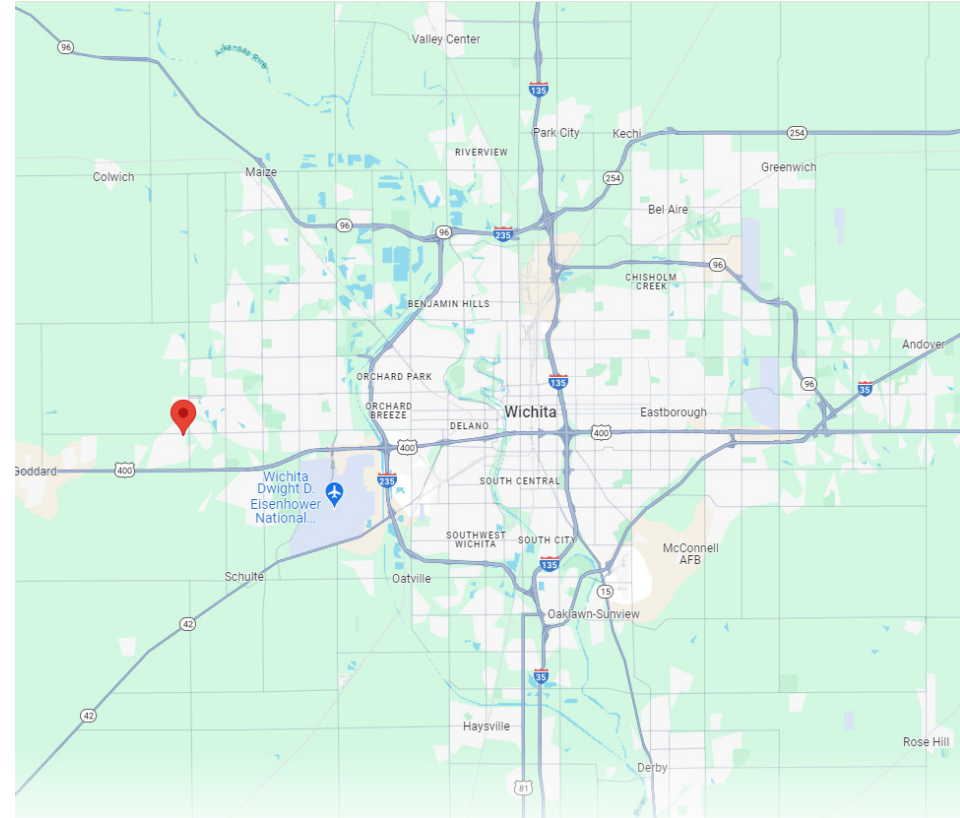
Lot Size	1.24 Acres
2023 Taxes	Generals: \$23.75
Traffic Count	6,887 VPD on 135th and Maple
Dimensions	153.9 ft x 353.5 ft

PROPERTY HIGHLIGHTS

- Located to the west of SWC of Maple and 135th St
- Zoning: Limited Commercial
- Approx. 54,246 SF
- Common drive under construction
- Area neighbors: Meritrust Credit Union, Ziggy's Pizza, Dillons, Sonic, Great Wall, Walgreens, Great Clips, and more!

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	7,191	43,165	85,310
Households	2,479	15,633	32,821
Avg HH Income	\$166,429	\$124,678	\$111,795

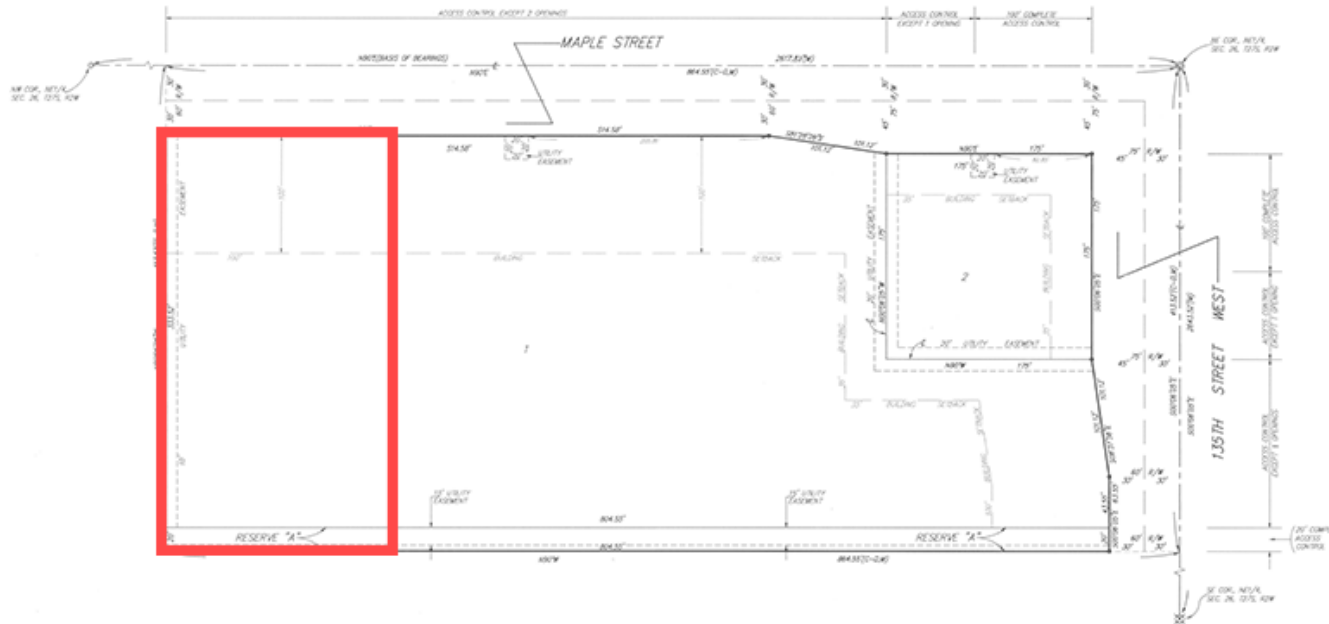


AERIAL



SITE PLAN

AUBURN HILLS COMMERCIAL 2ND ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



This plot of "AUBURN HILLS COMMERCIAL 2ND ADDITION", Sedgwick County, Kansas has been submitted to and approved by the Wichita, Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this 25 day of July, 1997.
Wichita-Sedgwick County Metropolitan Area Planning Commission

John C. Frye Chairman
John C. Frye
Marvin S. Krout Secretary
Marvin S. Krout

This plot approved and all dedications shown herein accepted by the City Council of the City of Wichita, Kansas, this 23rd day of June, 1997.



Bob Knight Mayor
Bob Knight
Pot Burnett City Clerk
Pot Burnett

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) Sedgwick County and State do hereby certify that we have surveyed
and plotted "AUBURN HILLS COMMERCIAL 2ND ADDITION", Wichita, Sedgwick
County, Kansas, and that the accompanying plot is a true
and correct exhibit of the property surveyed, described as follows:
The east 864.55 feet of the north 412.52 feet of the NE 1/4 of Sec. 26,
Twp. 29-S, R-2-W of the 6th P.M., Sedgwick County, Kansas.

Existing public easements and dedications being vacated by virtue
of K.S.A. 12-512(b).
Baughman Co., P.A.

Michael D. Conroy 18-071 5-13-97
Michael D. Conroy, Surveyor

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be plotted into Lots, Streets and a Reserve to be known as "AUBURN HILLS COMMERCIAL 2ND ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. Reserve "A" is hereby reserved for a landscape buffer, landscaping, terraces, open space, a private screening wall, and utilities as confined to easements. Utility main lines and service lines shall be allowed to cross the private screening wall areas within Reserve "A" not covered by the utility easement. Reserve "A" shall be owned and maintained by the owner of Lot 1. The streets are hereby dedicated to and for the use of the public. All abutters rights of access to or from 135th Street West over and across the east line of Lot 2 are hereby granted to the City of Wichita, Kansas provided, however, that said Lot 2 shall have access to 135th Street West at one location over all except the north 100 feet of the east line of said Lot 2 as shall be determined by the City Engineer of the City of Wichita, Kansas. All abutters rights of access to or from Maple Street over and across the north line of Lot 2 are hereby granted to the City of Wichita, Kansas provided, however, that said Lot 2 shall have access to Maple Street at one location over all except the east 100 feet of the north line of said Lot 2 as shall be determined by the City Engineer of the City of Wichita, Kansas. All abutters rights of access to or from 135th Street West over and across the east line of Lot 1 are hereby granted to the City of Wichita, Kansas provided, however, that said Lot 1 shall have access to 135th Street West at one location over all except the east 100 feet of the north line of said Lot 1 as shall be determined by the City Engineer of the City of Wichita, Kansas. All abutters rights of access to or from Maple Street over and across the north line of Lot 1 are hereby granted to the City of Wichita, Kansas provided, however, that said Lot 1 shall have access to Maple Street at two locations as shall be determined by the City Engineer of the City of Wichita, Kansas. All abutters rights of access to or from 135th Street West over and across the east line of Reserve "A" are hereby granted to the City of Wichita, Kansas.

BER, LLC.

We, the undersigned, holders of a mortgage on the above described property, do hereby consent to this plot of "AUBURN HILLS COMMERCIAL 2ND ADDITION", Wichita, Sedgwick County, Kansas.

State Bank of Colwich

James D. Anderson J.D.P.
James D. Anderson, J.D.P.

State of Kansas) SS The foregoing instrument acknowledged before me, this 2nd day of June, 1997, by James D. Anderson, J.D.P., of State Bank of Colwich, on behalf of the bank.

Theresa L. Anderson Notary Public
My Exp. 02/28/01

State of Kansas) SS The foregoing instrument acknowledged before me, this 2nd day of May, 1997, by Jay R. Russell, Manager of BER, LLC, on behalf of the company.

of July Entered on transfer record this 9th day 1997.

James D. Anderson County Clerk
James D. Anderson
James D. Anderson County Clerk
James D. Anderson

State of Kansas) SS This is to certify that this plot has been filed for record in the office of the Register of Deeds, this 10th day of July, 1997, at 1:00 o'clock p.m. and is duly recorded.

#1616880
Larry Consover Register of Deeds
Larry Consover
Michael D. Hurst Deputy
Michael D. Hurst



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ABOUT LANDMARK

Landmark Commercial Real Estate, Inc. has extensive experience in the leasing and sales of retail, office, restaurant and industrial properties, as well as property management. We represent both Owners and Tenants/Buyers. Our extensive experience with both sides of the transaction gives us added insight in negotiating transactions that work for both parties. Landmark Commercial Real Estate maintains a large property database, which we utilize to provide Tenants with quick and reliable information. Landmark is also experienced in all phases of commercial real estate development including evaluation, conception, site selection, site planning, developmental services, construction management and leasing.

Landmark prides itself on our success in focusing on leasing and marketing properties for sale, lease and development. Many of the properties we handle are owned by institutional owners, investors and developers, who demand a high level of reporting and results. We are selective in the Listings that we accept, and we provide a commitment to results through implementation of a strategic marketing plan on every property.

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