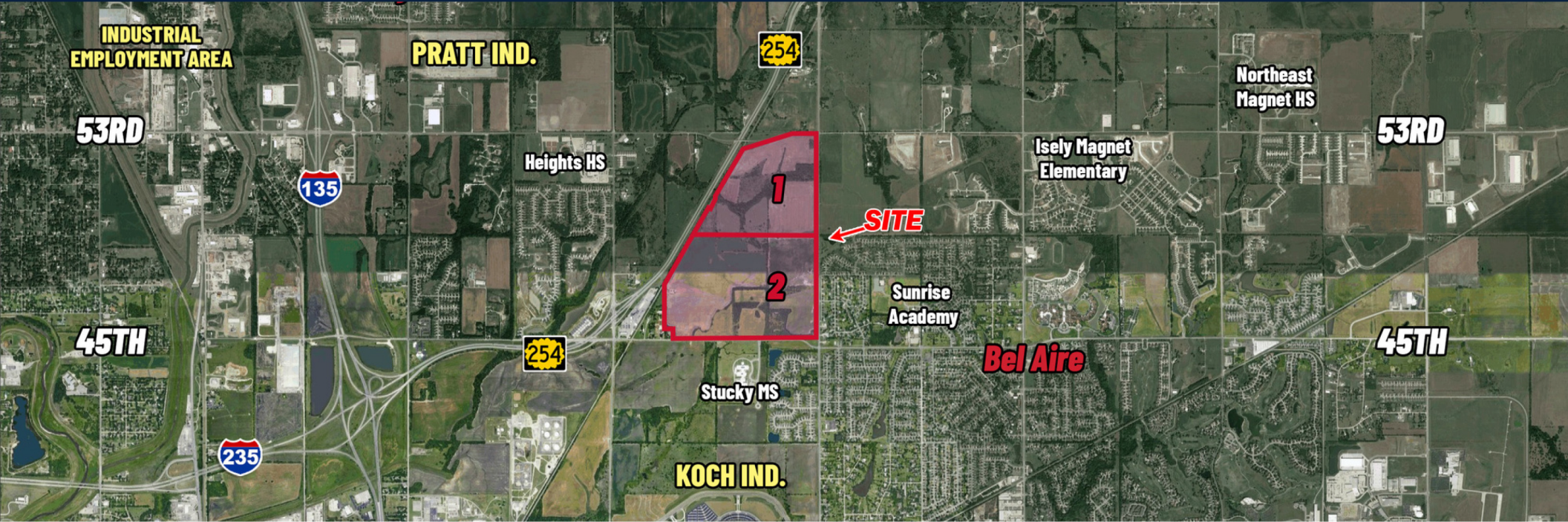


SW/C 53RD & OLIVER AND NW/C 45TH & OLIVER

SW/C 53rd & Oliver, Wichita, KS

**SALE PRICE:
CONTACT BROKER**



LOT SIZE:

Lot 1: 139.51 Acres

Lot 2: 225.85 Acres

ZONING:

Residential and Limited Commercial

Lot 1
Generals: \$667.94
Specials: \$6,834.70

TAXES:

Lot 2
Generals: \$1,812.28
Specials: \$11,150.81

PROPERTY HIGHLIGHTS

- Tracts of land are an infill location
- Utilities available or nearby
- Wichita State University 3 miles south on Oliver
- Site is near restaurants & shopping
- Easy access to employment
- Easy access to 4 major highways
- Located in City of Wichita
- Surrounded by 3 other cities
- Mature trees & favorable terrain for development
- A variety of K-12 public & private schools in the area

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	2,411	23,830	68,920
AVG. HH INCOME	\$93,734	\$86,526	\$68,443
MEDIAN AGE	34.2	33.7	35.7
TRAFFIC COUNTS			
HIGHWAY 53RD & OLIVER	8,673/VPD		
HIGHWAY 45TH & OLIVER	8,989/VPD		



Offered exclusively by: **Mike Loveland, CCIM, MBA** | 316-292-3915 | mloveland@weigand.com