

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



**\$775,000** 1.10 ACRE LOT SIZE

**2900 E SCHULMAN AVENUE**  
GARDEN CITY, KS

**Marcus & Millichap**  
NFB GROUP



CASEY'S GENERAL STORE  
OPENING SOON

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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**



**CASEY'S GENERAL STORE**  
OPENING SOON

**SUBJECT SITE**

**e** Enterprise  
rent-a-car



**OLD CHICAGO**  
PIZZA + TAPROOM

**NEW HOTEL**  
COMING SOON

**US ROUTE 400 - 10,636 VPD**



**SUBJECT SITE**

**CASEY'S GENERAL STORE**  
OPENING SOON

**ESCHULMAN AVE**



GARDEN CITY HIGH SCHOOL

400

Walmart  
supercenter

E KANSAS AVE

Aaron's STAPLES

CHOICE HOTELS | BW | Best Western  
Hotels & Resorts

target

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

verizon

sam's club

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

BUFFALO WILD WINGS

ULTA BEAUTY | ROSS DRESS FOR LESS | DICK'S SPORTING GOODS | HOBBY LOBBY  
TJ-MAXX | Buckle | OLD NAVY | FIVE BELOW

Dillon's | SONIC | Wendy's | BMO

golden corral | Arbys

MENARDS | DOLLAR TREE | NISSAN

WALGREENS

SUBJECT SITE

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

GARDEN CITY COMMUNITY COLLEGE

HARBOR FREIGHT | Goodwill

DOLLAR GENERAL | AutoZone

US ROUTE 400

BR baskin robbins

SUBWAY

50

400

50

CHRYSLER | DODGE | Jeep | RAM

# EXECUTIVE SUMMARY

2024 | Income & Lease Terms

## THE PROPERTY

Address:	<a href="#">GOOGLE MAPS</a> 	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:	\$775,000
Lot Size:	±1.10 Acres
Price/Land SF:	\$16.17



*\*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*

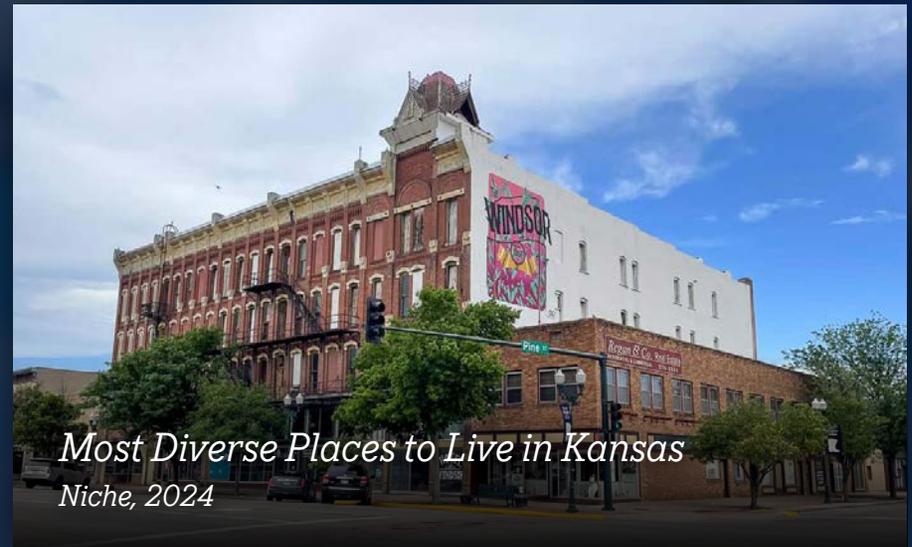
Located in the southwestern part of Kansas, Garden City is known for its rich agricultural heritage and cultural diversity. The arrival of the Atchison, Topeka, and Santa Fe Railway, have transformed the city into an agricultural hub with significant meatpacking industries, such as Tyson Fresh Meats, 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

## 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

307 MILES

204 MILES

301 MILES

Marcus & Millichap  
NFB GROUP

±1.10 AC

VACANT LAND  
DEVELOPMENT OPPORTUNITY

# EXCLUSIVELY LISTED BY

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**Marcus & Millichap**  
NFB GROUP

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Broker of Record

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Lic #: 00241410

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Activity ID: ZAF1050248