

# SITE



# Expressway Development Site For Sale

K-254 & Woodlawn  
Kechi, (Wichita) KS



Take advantage of one of the Wichita Metro area's best development opportunities. This property is strategically located adjacent to the K-254 Expressway connecting Wichita/Sedgwick County to the Kansas Turnpike and Kansas City. This market continues to impress with the addition of new homes, industrial parks and Wichita's newest elementary and high schools.

Brokerage ● Consulting ● Investment ● Development ● Property Management  
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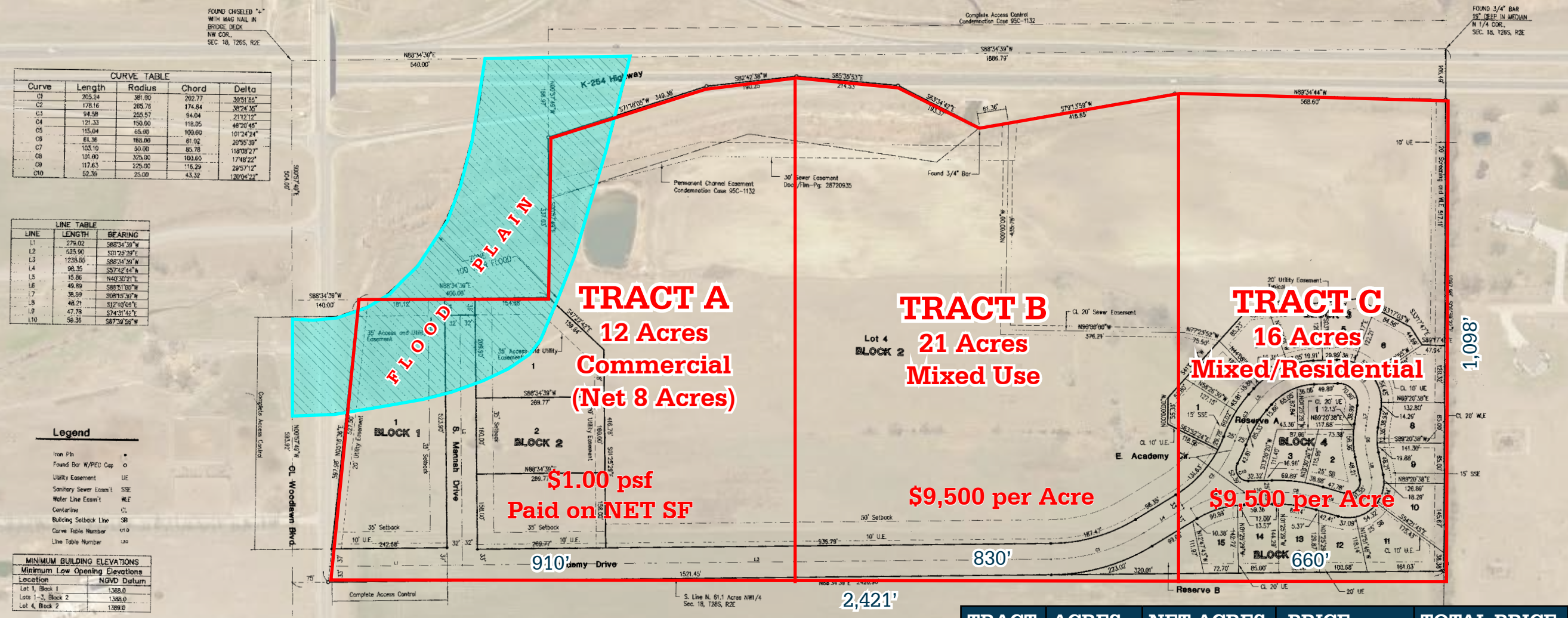
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**InSite**  
Real ● Estate ● Group  

# 12-49 Acres Available South Of K-254



★ **BULK SALE PRICE: \$599,000 or \$12,235/AC** ★  
 (For all 49 Acres)

TRACT	ACRES	NET ACRES	PRICE	TOTAL PRICE
A	12	8	\$1.00/SQ FT	\$348,000
B	21	21	\$9,500/ACRE	\$199,500
C	16	16	\$9,500/ACRE	\$152,000

## High Visibility with Development Incentives

This is THE prime corner for commercial, retail, office/retail campus or manufacturing. Public water and sewer services are available on site. Buy all or structured parts and take advantage of development incentives. The city has pledged to help facilitate industrial revenue bonds (IRB) for acquisition and construction and may abate the city's property tax from 3-10 Years subject to qualification. While an existing commercial/residential plat is in place, purchasers are invited to explore the city's stated flexibility in helping them tailor the site to their specific needs. A broker cooperative commission is available plus a strong bonus available! Call 316-618-1100 for details.

## Features

- Full-access expressway with on/off ramps adjacent to the site
- Over 2,000 lineal feet of Expressway Frontage
- Over 800 lineal feet of arterial frontage
- All municipal utilities available to site
- Generous development incentives available
- Convenient access to all of Wichita metro area and to the Kansas turnpike
- In path of development
- Zoning is R-1 (single family residential) and C-2 (light commercial)
- Located in a prosperous community with excellent schools and quality residential neighborhoods.