

# Prime Northwest Development Site

3946 N Ridge Rd. Wichita, KS 67205



## Sale Information

**Build To Suit or  
Lease Options  
Available!**



Lot Size: 31,262 SF  
Sales Price: \$12.00/SF  
Zoning: Limited Commercial

- ✓ For sale as is or build to suit.
- ✓ Class A office park with corporate neighbors.
- ✓ Highly accessible and visible from Ridge Road.
- ✓ Easy access to K96.

## Contact Information

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Dan Unruh, CCIM  
danunruh@insitere.com

**316 - 618 - 1100**

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Marketing  
Package



## Area Information

**Area Neighbors:** Sam's Club, IHOP, Petland, Sonic, Menards, Quikshop, O'Reilly Autoparts, Wichita State West Campus, Maize South High School, Casey's General Store, Family Video, Prairie Pines, Reflection Ridge Country Club, All Season's Sportswear, Legacy Bank, Heartland Women's Group, Grene Vision Group, Jack's Wine and Spirits, Open Mortgage, Quik Trip, Kansas Orthopaedic Center, American Ag Credit, and many more!

Demographics	Population	Average HH Income
1 Mile	3,941	\$110,226
3 Mile	27,070	\$96,165
5 Mile	104,417	\$59,892

Statistics Provided by  esri

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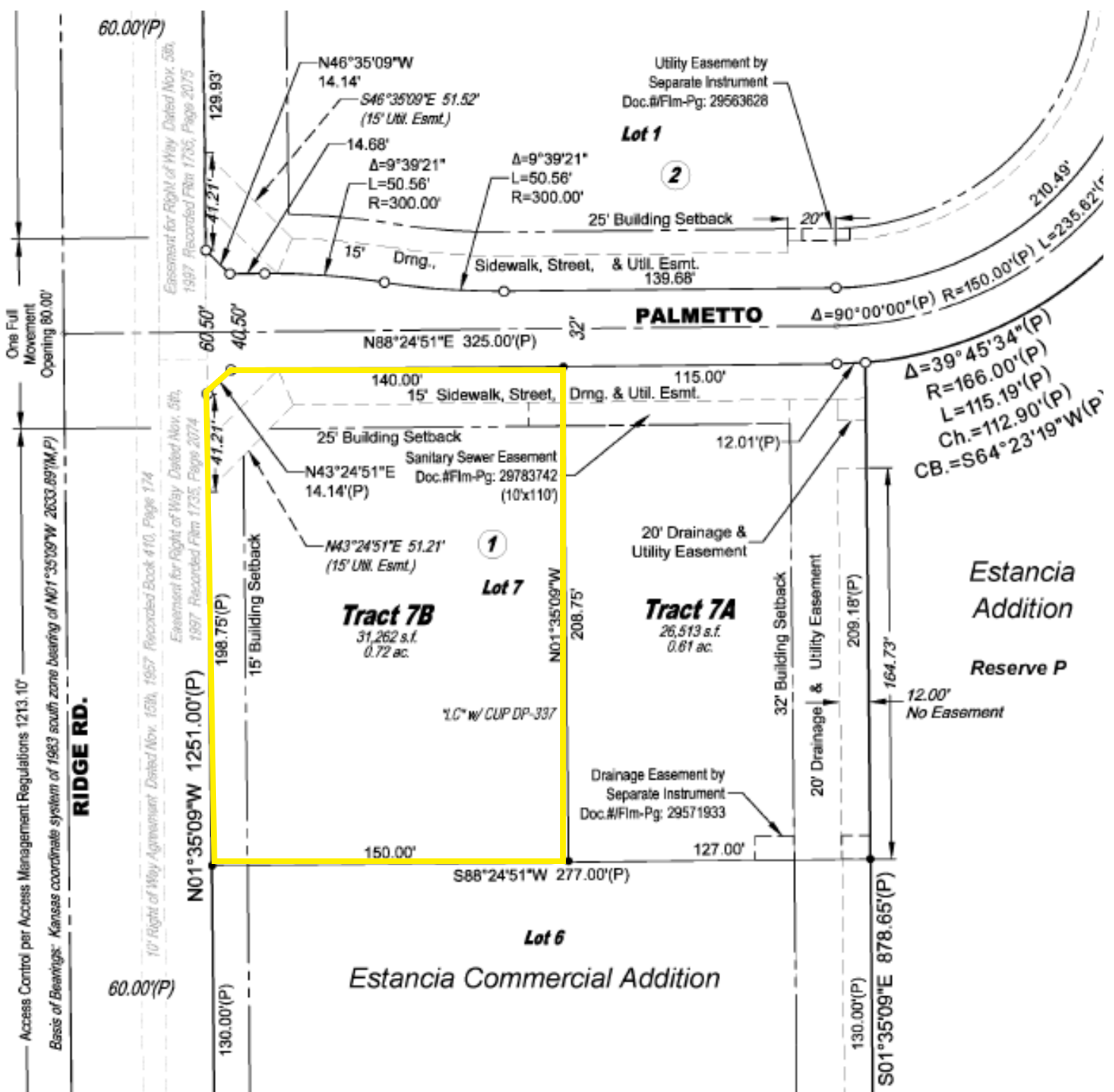
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## LEGAL DESCRIPTIONS

### TRACT 7A

The east 127.00 feet of Lot 7, Block 1, Estancia Commercial Addition, an addition to Wichita, Sedgwick County, Kansas.  
 CONTAINS: 26,513 square feet or 0.61 acres, more or less.

### TRACT 7B

Lot 7, Block 1, Estancia Commercial Addition, an addition to Wichita, Sedgwick County, Kansas, EXCEPT the east 127.00 feet thereof.  
 CONTAINS: 31,262 square feet or 0.72 acres, more or less.



SCALE: 1"=60'

