



LAND FOR SALE

1321 W. 55TH ST., WICHITA, KS 67217



LOT SIZE: 9 Acres
ASKING PRICE: \$499,000
ZONING: SF-5

PROPERTY HIGHLIGHTS

- 9-acre parcel of land, located just South of South Lake.
- Ideal for residential development or self-storage.
- The property is within close proximity to Ruth Clark Elementary and Campus High School, making it a prime location for growth
- With easy access and plenty of space, this land offers excellent potential for a variety of projects in a developing area.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
 Population	3,442	36,965	91,479
 Avg. HH Income	\$90,615	\$75,979	\$69,668
 Median Age	36.2	35.2	34.7



TRAFFIC COUNTS

Pawnee & Seneca 31,412 VPD



ReeceNichols
SOUTH CENTRAL KANSAS

An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

Offered Exclusively By:

Tim Kerr
Ryan Kerr
Brandon Mitchell

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| 316-775-8900 | ryankerr@reecenichols.com
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