



TIDEMANN
REAL ESTATE

LAND DEVELOPMENT OPPORTUNITY

1900 Blk. E. 11th Ave., Hutchinson, KS 67501

K-61/KEN KENNEDY
FREEWAY



SCAN FOR
VIDEO



E. 11TH AVE.

N

FOR SALE: \$1,100,000

453,460+/- SF
(10.41 +/- Acres)

SITE SIZE

Available to Site

UTILITIES

C-4 - Special
Commercial District

ZONING

Generals: \$10,560.66
Specials: \$0.00

TAXES

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	4,117	35,384	45,505
Avg. HH Income	\$54,375	\$74,608	\$77,846
Median Age	36.1	37.9	39.6

TRAFFIC COUNTS

11th & Ken Kennedy Fwy	Approx. 14,774 VPD
17th & Ken Kennedy Fwy	Approx. 16,453 VPD

PROPERTY HIGHLIGHTS

- Land development opportunity in Hutchinson, KS.
- Great access to K-61/Ken Kennedy Freeway.

AREA USERS



ReeceNichols
SOUTH CENTRAL KANSAS
An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

BRADLEY TIDEMANN, SIOR
316-650-8853
Bradley@TidemannRE.com



WHITNEY VLIET WARD
316-292-3900
WWard@Weigand.com



TIDEMANN
REAL ESTATE

LAND DEVELOPMENT OPPORTUNITY

1900 Blk. E. 11th Ave., Hutchinson, KS 67501

DEVELOPMENT OPPORTUNITIES
THAT FIT YOUR VISION



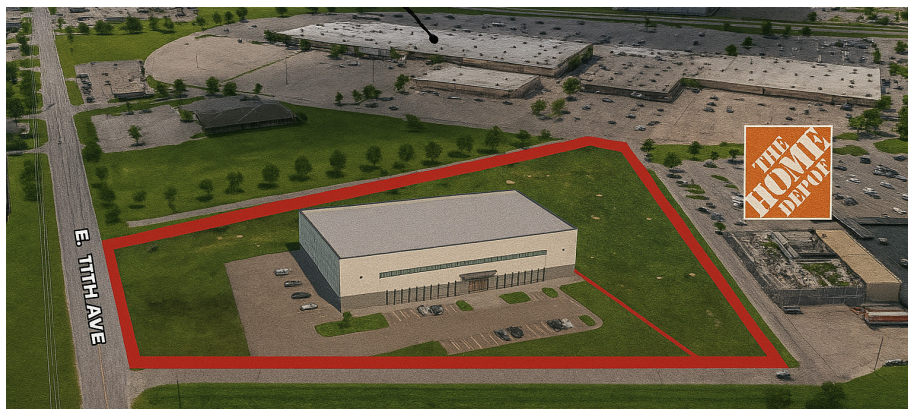
LIFESTYLE CONCEPT



MIXED-USE CONCEPT



INDUSTRIAL CONCEPT



Images have been virtually staged to show potential property use and layout.



ReeceNichols
SOUTH CENTRAL KANSAS
An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

BRADLEY TIDEMANN, SIOR
316-650-8853
Bradley@TidemannRE.com



WHITNEY VLIET WARD
316-292-3900
WWard@Weigand.com



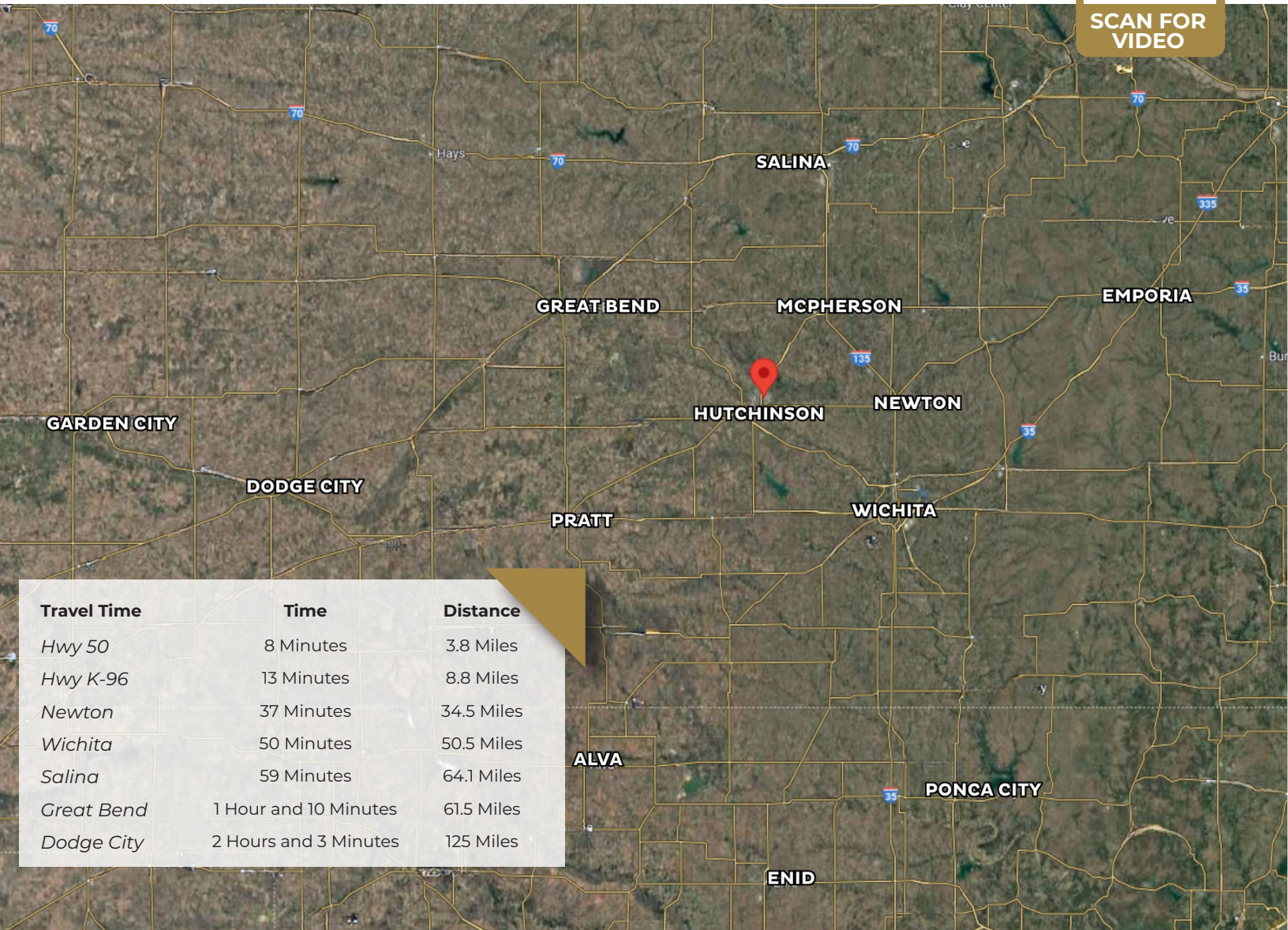
TIDEMANN
REAL ESTATE

LAND DEVELOPMENT OPPORTUNITY

1900 Blk. E. 11th Ave., Hutchinson, KS 67501



SCAN FOR
VIDEO



Travel Time	Time	Distance
Hwy 50	8 Minutes	3.8 Miles
Hwy K-96	13 Minutes	8.8 Miles
Newton	37 Minutes	34.5 Miles
Wichita	50 Minutes	50.5 Miles
Salina	59 Minutes	64.1 Miles
Great Bend	1 Hour and 10 Minutes	61.5 Miles
Dodge City	2 Hours and 3 Minutes	125 Miles

 **ReeceNichols**
SOUTH CENTRAL KANSAS
An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

BRADLEY TIDEMANN, SIOR
316-650-8853
Bradley@TidemannRE.com



WHITNEY VLIET WARD
316-292-3900
WWard@Weigand.com



TIDEMANN
REAL ESTATE

LAND DEVELOPMENT OPPORTUNITY

1900 Blk. E. 11th Ave., Hutchinson, KS 67501



SCAN FOR
VIDEO



ReeceNichols
SOUTH CENTRAL KANSAS

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

BRADLEY TIDEMANN, SIOR
316-650-8853
Bradley@TidemannRE.com



WHITNEY VLIET WARD
316-292-3900
WWard@Weigand.com