

**DEVELOPMENT  
LAND  
FOR SALE/LEASE**

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

## 0 North Prairie Creek Road Andover, KS 67002

**Site Acres:** Surveyed at 66.44 Acres

**Zoning:** I-1

**Land Type:** Logistics/ Industrial

**Development Status:** Undeveloped

**Taxes:** Yearly: \$630.88

**Pricing:** \$35,000 Per Acre

### Property Highlights:

- Direct access from I-35.
- Prairie Creek Road Bridge to be replaced Winter of 2025.
- Utilities available at property.

For more information, contact  
Ronnie Price and Tim Kerr  
today!

Demographics	1 Mile	3 Miles	5 Miles
Population	920	14,554	36,714
Avg. HH Income	\$148,354	\$154,890	\$185,538



**Tim Kerr**  
316.218.5150  
timkerr@reecenichols.com



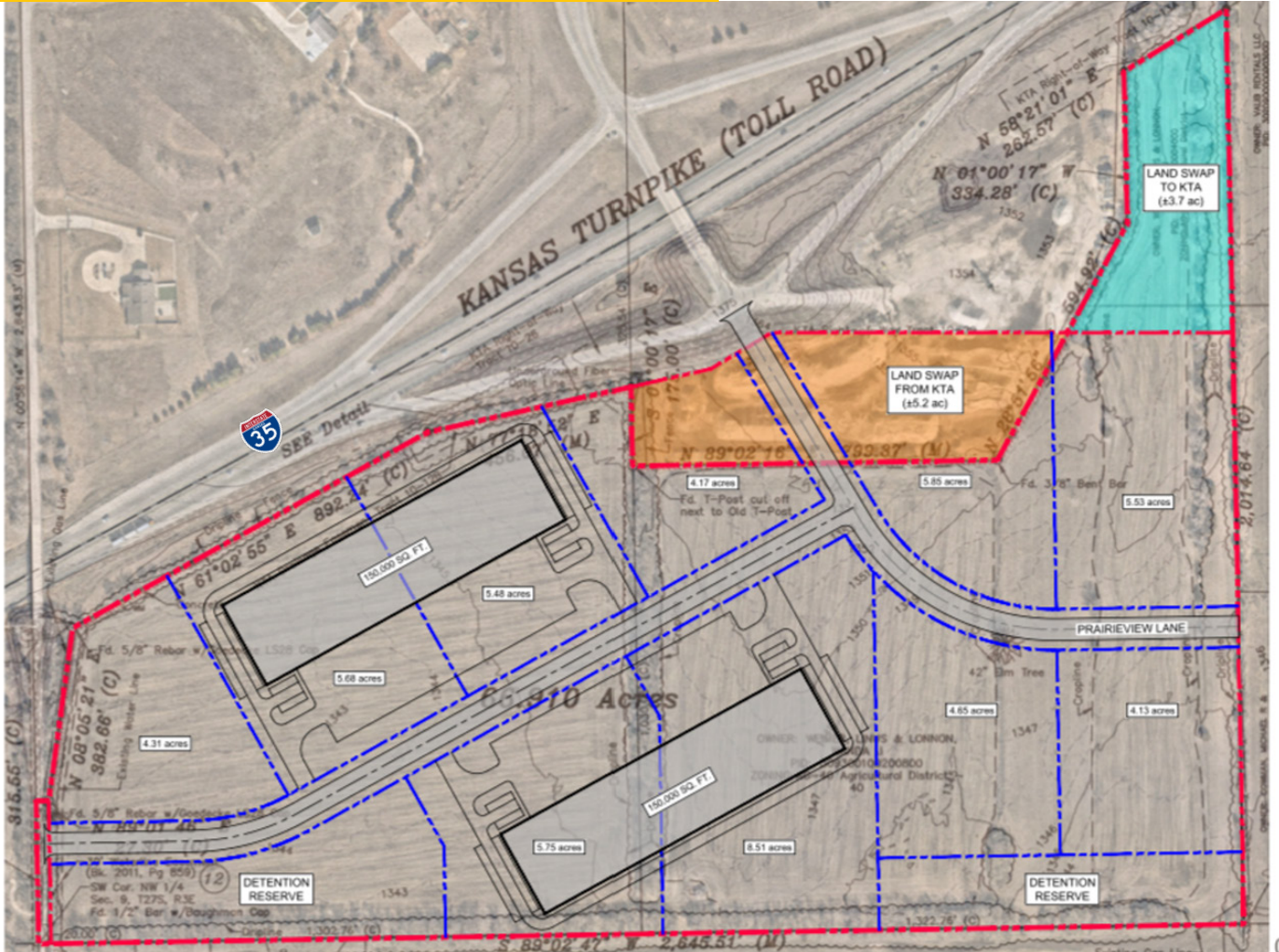
**Ronnie Price**  
316.258.9596  
rprice@reecenichols.com

1551 N. WATERFRONT PKWY, SUITE 301, WICHITA, KS 67206  
316.260.5900 | RNCOMMERCIAL.COM

# FOR SALE/LEASE

## 0 NORTH PRAIRIE CREEK ROAD ANDOVER, KS 67002

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



**Tim Kerr**  
316.218.5150  
timkerr@reecenichols.com



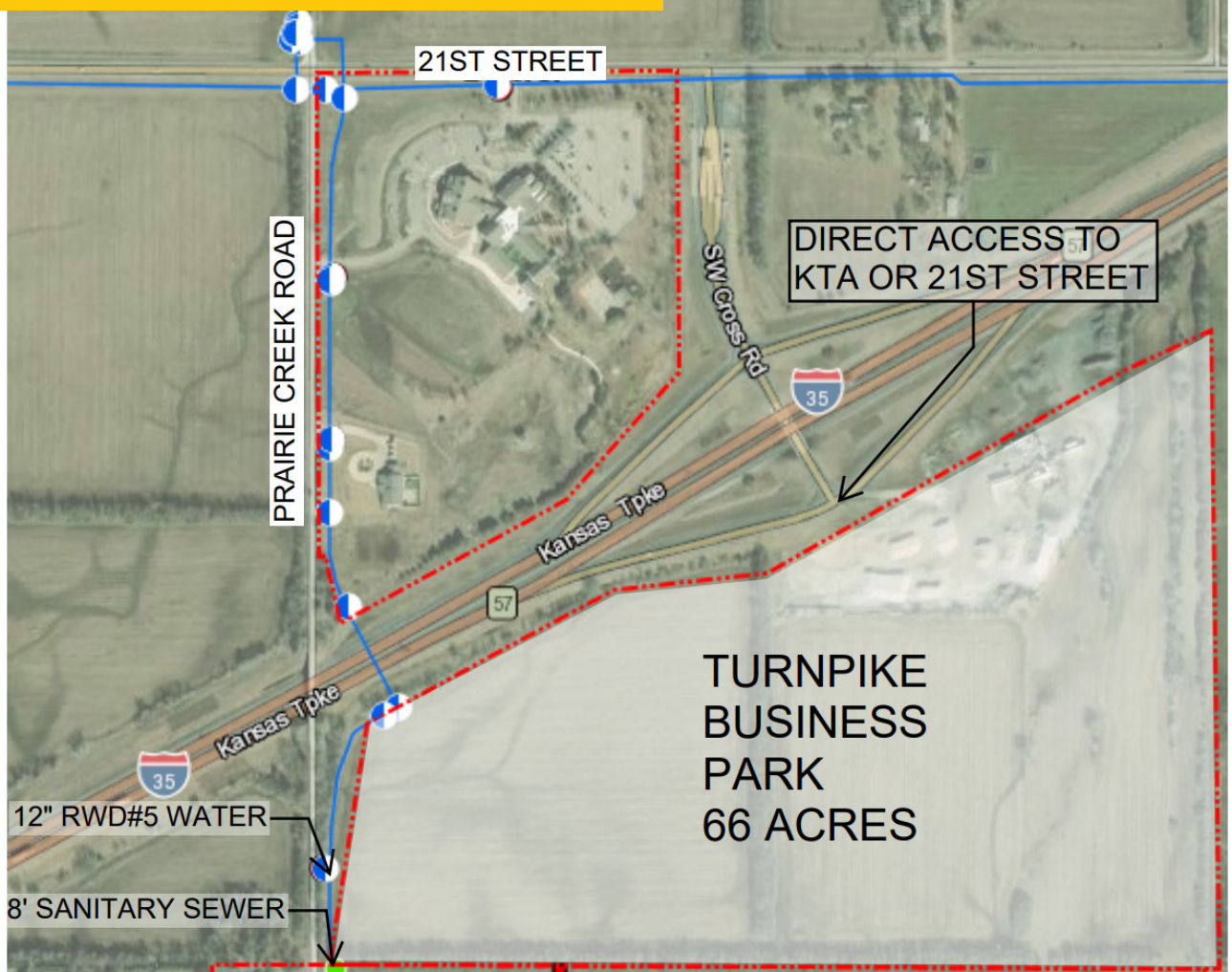
**Ronnie Price**  
316.258.9596  
rprice@reecenichols.com

1551 N. WATERFRONT PKWY, SUITE 301, WICHITA, KS 67206  
316.260.5900 | RNCOMMERCIAL.COM

# FOR SALE/LEASE

## 0 NORTH PRAIRIE CREEK ROAD ANDOVER, KS 67002

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



**Tim Kerr**  
316.218.5150  
timkerr@reecenichols.com



**Ronnie Price**  
316.258.9596  
rprice@reecenichols.com

1551 N. WATERFRONT PKWY, SUITE 301, WICHITA, KS 67206  
316.260.5900 | RNCOMMERCIAL.COM

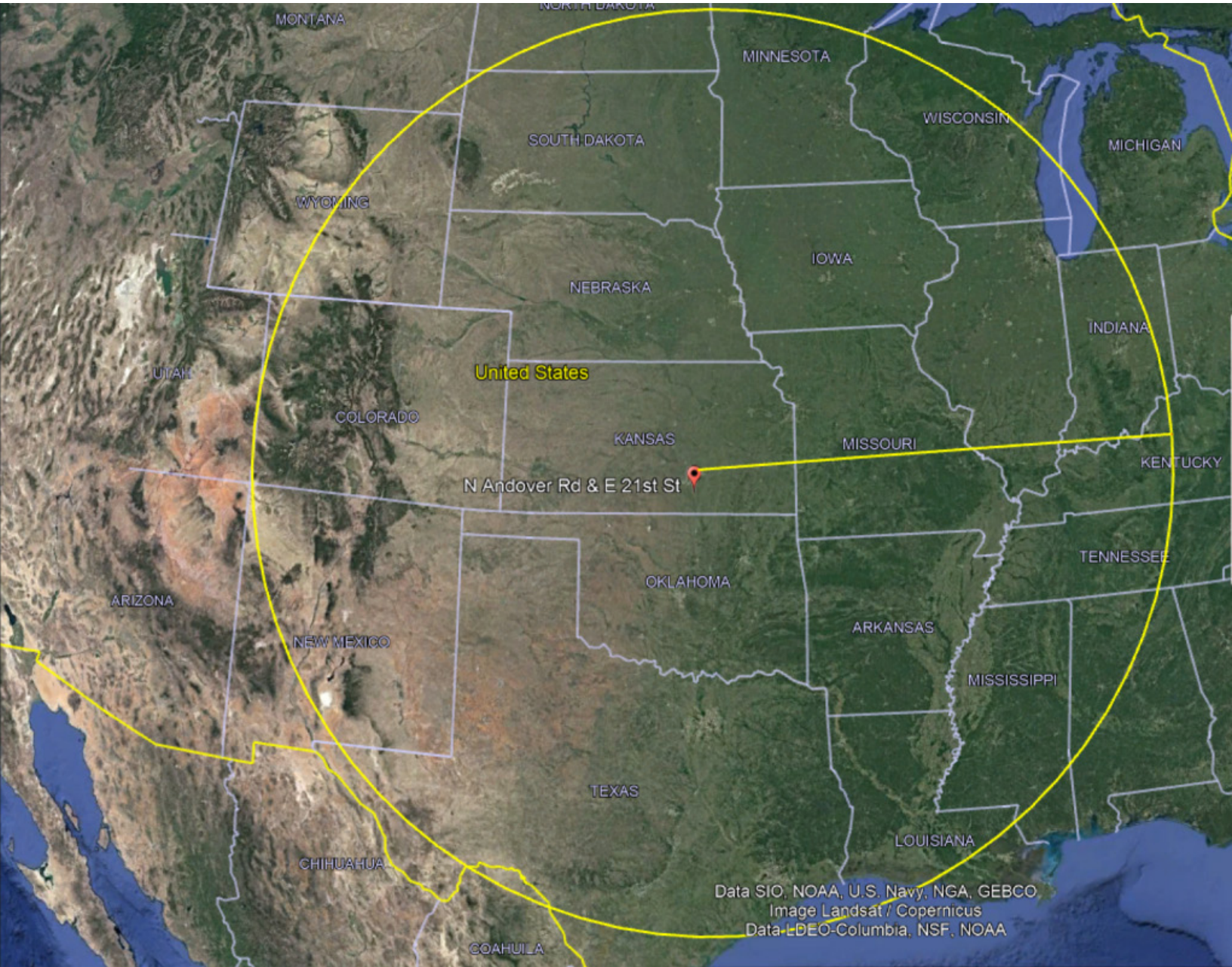
# FOR SALE/LEASE

## 0 NORTH PRAIRIE CREEK ROAD ANDOVER, KS 67002

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



# 650 POINT RADIUS



**Tim Kerr**  
316.218.5150  
timkerr@reecenichols.com



**Ronnie Price**  
316.258.9596  
rprice@reecenichols.com

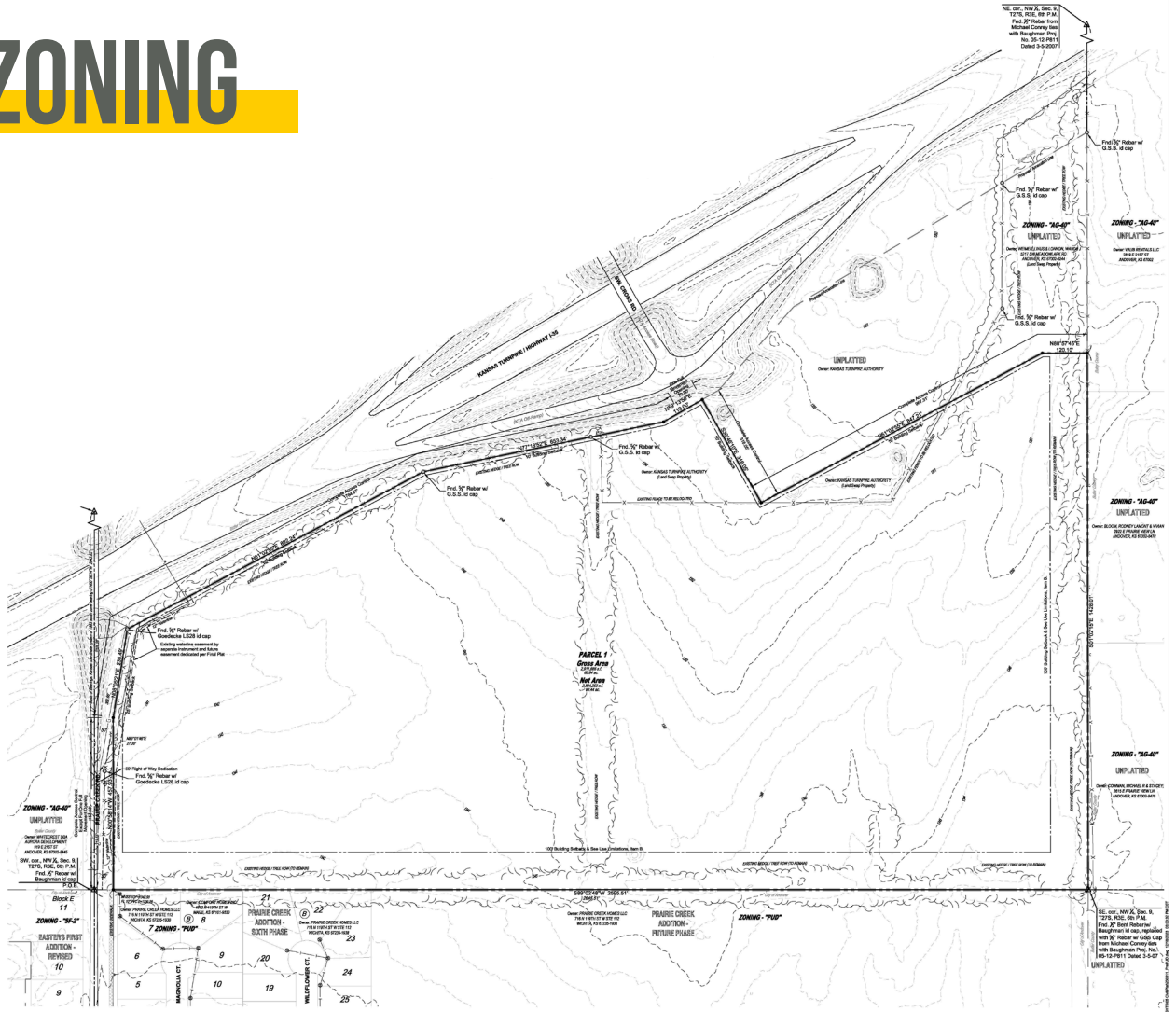
1551 N. WATERFRONT PKWY, SUITE 301, WICHITA, KS 67206  
316.260.5900 | RNCOMMERCIAL.COM

# FOR SALE/LEASE

## 0 NORTH PRAIRIE CREEK ROAD ANDOVER, KS 67002



# ZONING



**Tim Kerr**  
316.218.5150  
timkerr@reecenichols.com



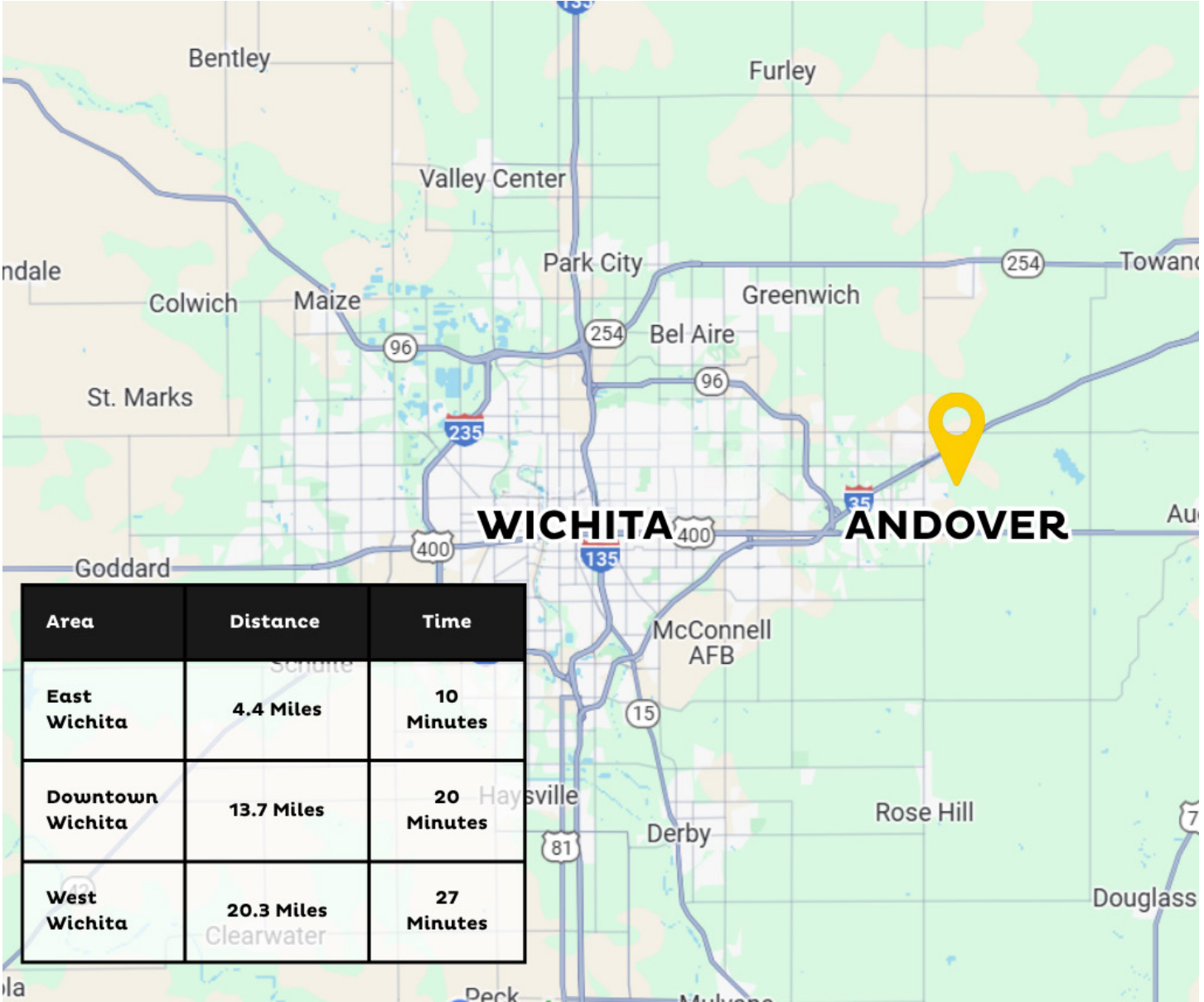
**Ronnie Price**  
316.258.9596  
rprice@reecenichols.com

1551 N. WATERFRONT PKWY, SUITE 301, WICHITA, KS 67206  
316.260.5900 | RNCOMMERCIAL.COM

# FOR SALE/LEASE

## 0 NORTH PRAIRIE CREEK RD ANDOVER, KS 67002

**ReeceNichols**  
SOUTH CENTRAL KANSAS  
An Independently Owned and Operated Member of The RE/MAX Alliance, Inc.  
COMMERCIAL DIVISION



**Tim Kerr**  
316.218.5150  
timkerr@reecenichols.com



**Ronnie Price**  
316.258.9596  
rprice@reecenichols.com

1551 N. WATERFRONT PKWY, SUITE 301, WICHITA, KS 67206  
316.260.5900 | RNCOMMERCIAL.COM

# FOR SALE/LEASE

## 0 NORTH PRAIRIE CREEK RD ANDOVER, KS 67002

**ReeceNichols**  
SOUTH CENTRAL KANSAS  
An Independently Owned and Operated Member of The Rice & Nichols Alliance, Inc.  
COMMERCIAL DIVISION



**Tim Kerr**  
316.218.5150  
timkerr@reecenichols.com



**Ronnie Price**  
316.258.9596  
rprice@reecenichols.com

1551 N. WATERFRONT PKWY, SUITE 301, WICHITA, KS 67206  
316.260.5900 | RNCOMMERCIAL.COM