



TIDEMANN
REAL ESTATE

FOR SALE

DEVELOPMENT LAND

21st St. N. & 127th St. E., N. and E. of the NE/c, Wichita, KS



348,274± SF (1.01 - 8.00± A)
SITE SIZE

AVAILABLE TO SITE
UTILITIES

LIMITED COMMERCIAL
ZONING

Available Lots

Lot 2C	149,147± SF (3.42± Acres)
Lot 2D	155,131± SF (3.56± Acres)
Lot 6	43,996± SF (1.01± Acres)

2025 Pre-Development Taxes

Lot 2C	General: \$7,169.88	Specials: \$3,752.05
Lot 2D	General: \$4.94	Specials: \$9,830.29
Lot 6	General: \$0.36	Specials: \$2,558.13

PROPERTY HIGHLIGHTS

- Development land available for purchase in northeast Wichita.
- Will combine or divide lots.
- Located near the signalized intersection of 21st Street & 127th.
- Close proximity to K-96 access via 21st Street.
- Visibility from both directions along 21st Street.
- Increasing medical uses in area.

CONTACT BROKER FOR PRICING



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

Offered Exclusively By:

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

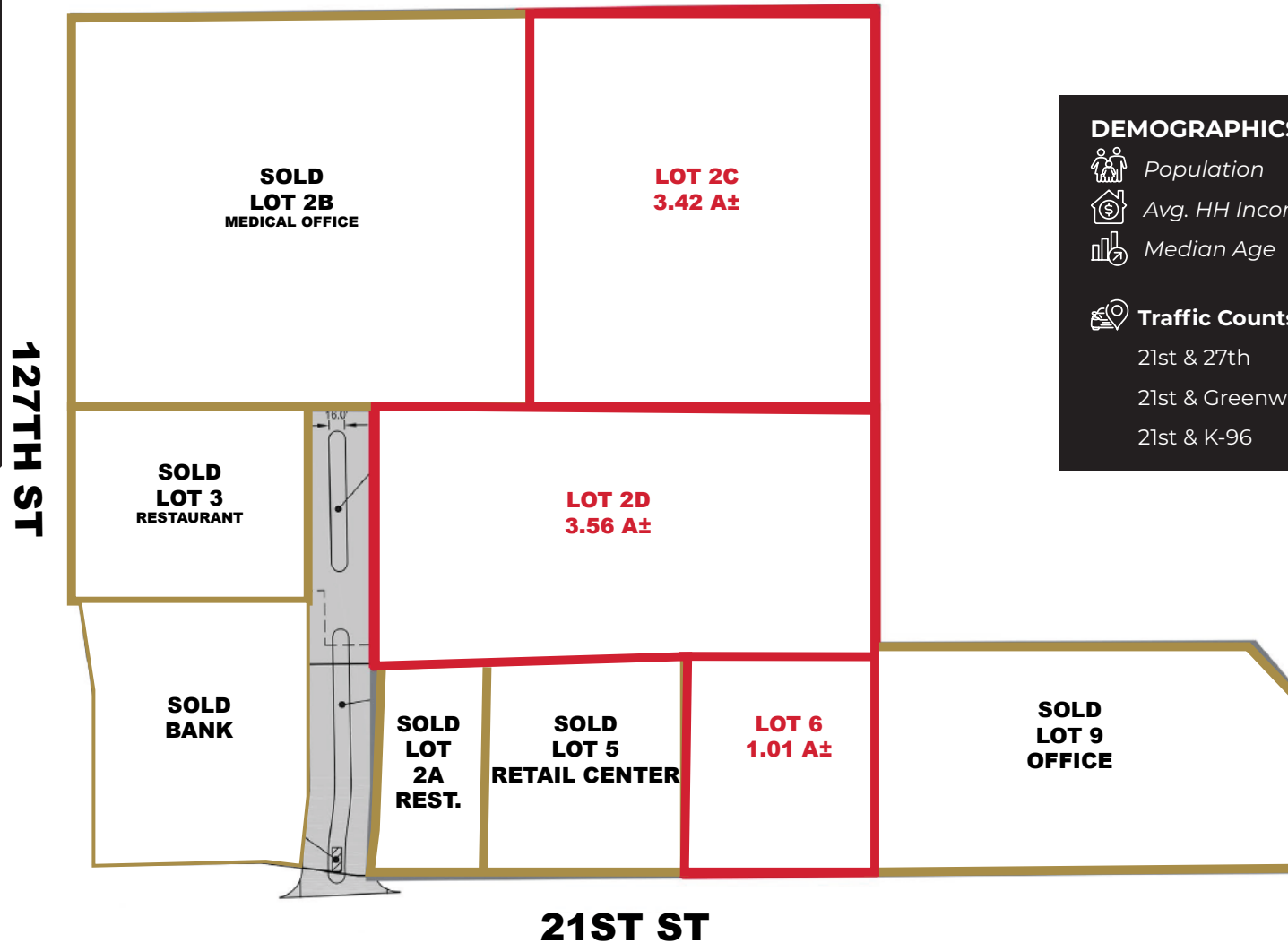


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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	4,661	27,940	100,636
Avg. HH Income	\$188,564	\$148,361	\$105,651
Median Age	36.4	39.1	37.7
Traffic Counts			
21st & 27th	Approx. 19,768 VPD		
21st & Greenwich	Approx. 23,813 VPD		
21st & K-96	Approx. 36,950 VPD		

All information furnished regarding property for sale, lease, exchange or financing is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification. Agent hereby notifies prospective buyer/lessee that (a) Agent will be acting as a designated agent of seller/lessor with the duty to represent seller/lessor's interest; and (b) Information given to Agent will be disclosed to seller/lessor.



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Estimated Drive Time			
Greenwich Place	4 Minutes	Towne East Square	9 Minutes
Downtown Wichita	15 Minutes	Dwight D. Eisenhower Airport	18 Minutes

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