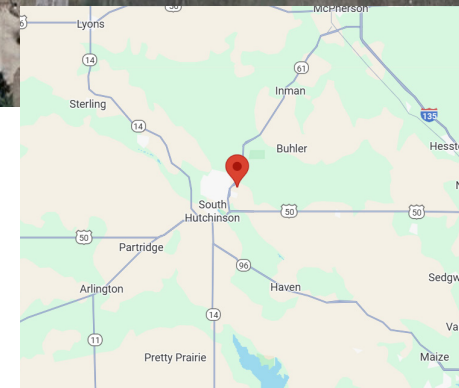




TIDEMANN
REAL ESTATE

LAND - HUTCHINSON, KS

2201 E. 17th Avenue, Hutchinson, KS 67501



FOR SALE

6.1 ACRES	I-3 HEAVY INDUSTRIAL
SITE SIZE	ZONING
GENERALS: \$1,429.86 SPECIALS: \$10,518.00	CLOSE PROXIMITY TO SITE
2024 TAXES	UTILITIES
CONTACT BROKER	

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	1,862	31,589	45,673
Avg. HH Income	\$58,965	\$76,192	\$77,910
Median Age	39.7	37.9	39.5

PROPERTY HIGHLIGHTS

- Development land situated in the northeast industrial sector of Hutchinson, Kansas.
- Approx. 800'+ of frontage along a major arterial - 17th Street/Airport Road.
- Excellent visibility!
- Area neighbors: Walmart Supercenter, The Home Depot, Uptown Hutch Mall, Western Supply Company, Inc., Arconic, Lowen Corporation, Hutchinson Regional Medical Center



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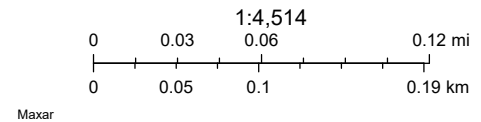
LAND - HUTCHINSON, KS

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August 7, 2025

- ★ Hydrants
- Valves
- SewerManhole
- COH_STSUBSEGG Storm Structure
- Storm Conduit
- Sanitary Sewerline
- Area Grate
- Curb Inlet
- Discharge
- Parcels in Hutchinson
- Hutchinson City Limits
- Quarter Sections Utilities



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