

FOR SALE

EAST WICHITA PAD SITE

800 BLK. N. WEBB ROAD, WICHITA, KS 67206



* Outline is approximate.

Exclusively Offered By:

Ben Suellentrop

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ReeceNichols

SOUTH CENTRAL KANSAS

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

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FOR SALE






SALE PRICE: \$757,944 (\$14.50/SF)
SITE ACRES: 1.2 Acres
ZONING: Limited Industrial
2025 TAXES: General: \$3,961.53
Specials: \$25.00

PROPERTY HIGHLIGHTS

- Prime development for sale in East Wichita.
- Excellent visibility from Webb Road.
- Pad site is anchored by the under-construction Mammoth Golf.
- Future dedicated monument signage for the pad site.
- Ideal site for service-oriented retailers and restaurants.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
 Population	2,511	62,459	164,303
 Avg. HH Income	\$210,441	\$131,326	\$109,891
 Median Age	46.9	38.3	35.6

TRAFFIC COUNTS

Central & Webb	21,402 VPD
Webb Road	11,162 VPD



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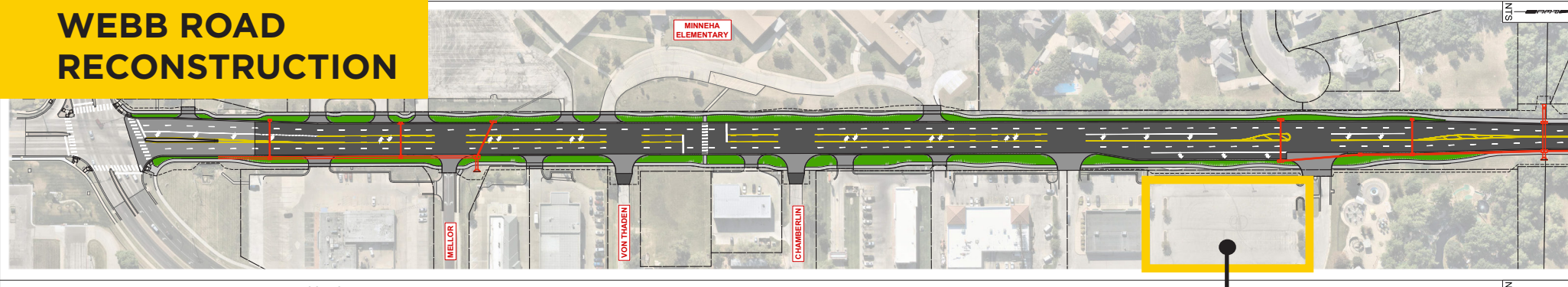
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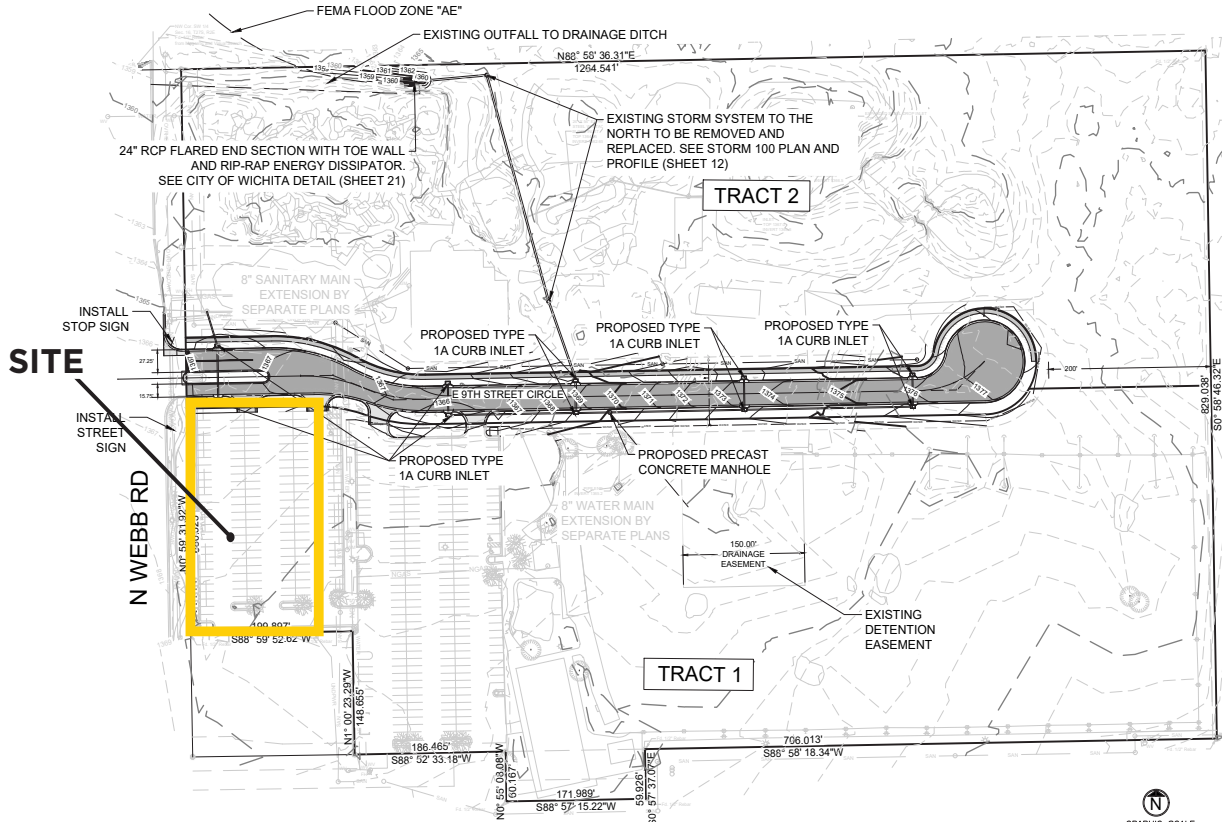
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WEBB ROAD RECONSTRUCTION



SITE



Construction Starts Q4 2027/
Q1 2028. 12-16 month targeted
completion.

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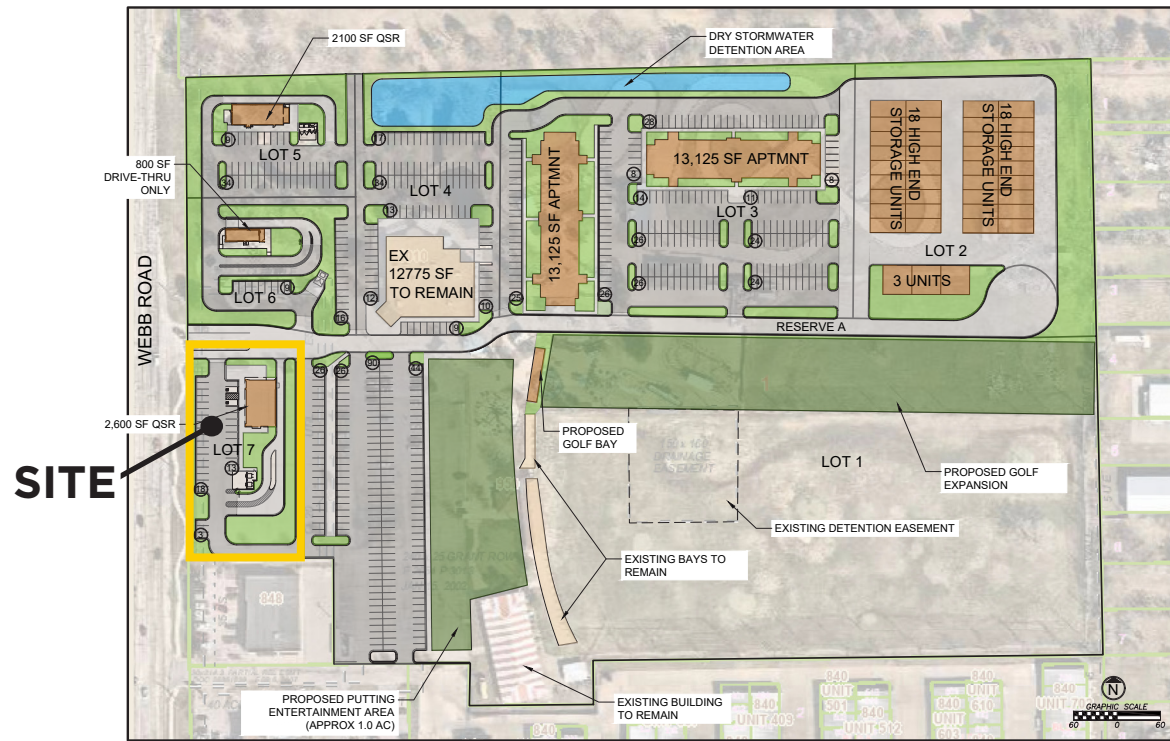
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MAMMOTH FIELDHOUSE



Mammoth Fieldhouse is a premier sports and entertainment concept designed to bring together recreation, competition, dining, and community events in a dynamic, year-round destination. The development will serve athletes, families, and visitors with modern facilities and engaging experiences.

Mammoth Clubhouse is a smaller, golf-focused version of the Fieldhouse concept, featuring interactive golf entertainment, food and beverage offerings, and social gathering spaces.



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AERIAL

