

REDEVELOPMENT OPPORTUNITY

9525 E. 45TH ST. N., BEL AIRE, KS 67226



SALE PRICE: \$600,000

LOT SIZE: 0.97 Acres

LOT SF: 42,253 SF

ZONING: R

2025 TAXES: \$3,702.52

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
 Population	2,510	27,534	69,134
 Avg. HH Income	\$134,085	\$129,719	\$140,177
 Median Age	38.2	381.	36.9

PROPERTY HIGHLIGHTS

A great redevelopment opportunity on the corner lot of a fast growing North Webb Rd. that sees a ton of traffic! Call Tim or Ryan today.



ReeceNichols
SOUTH CENTRAL KANSAS

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

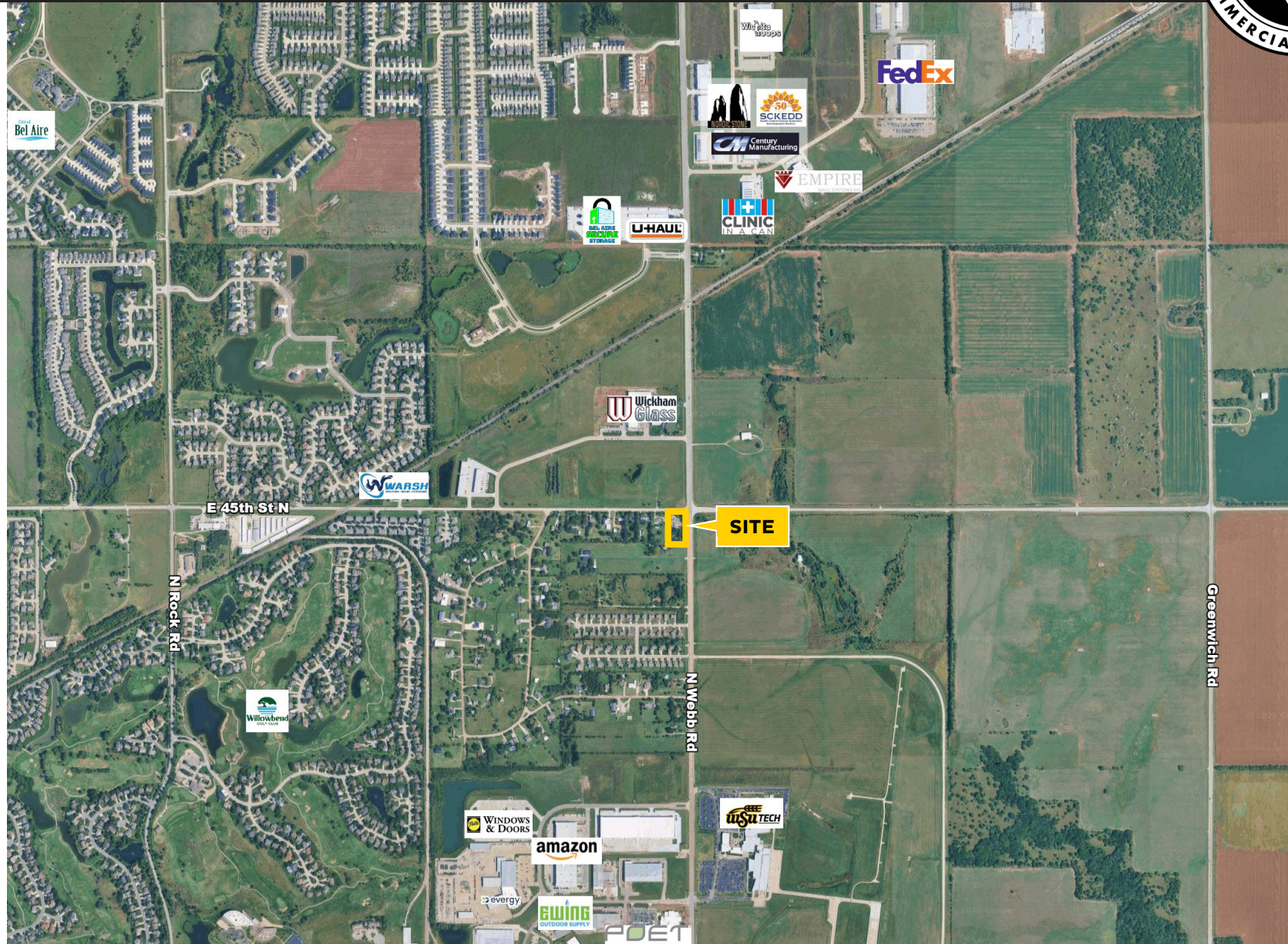
Offered Exclusively By:

Tim Kerr
Ryan Kerr

| 316.775.8900 | timkerr@reecenichols.com
| 316.218.5150 | ryankerr@reecenichols.com

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