

LAND - HUTCHINSON, KS

2201 E. 17th Avenue
Hutchinson, KS 67501

FOR SALE



SALE PRICE: CONTACT BROKER

SITE SIZE

6.1 Acres
(265,716 ± SF)

ZONING

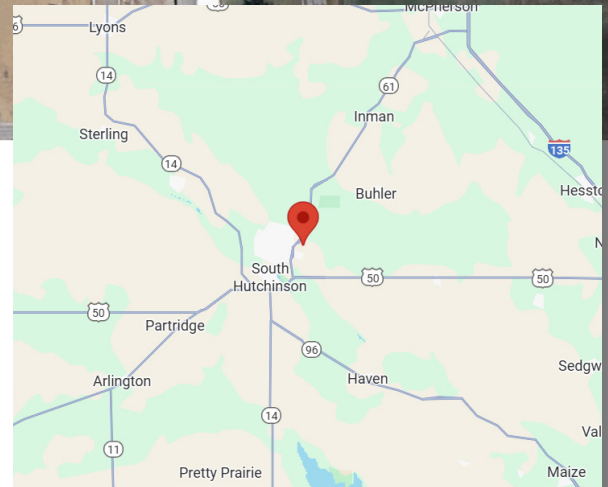
I-3
Heavy Industrial

2025 TAXES

Generals: \$1,458.90
Specials:
Contact Broker

UTILITIES

Close Proximity
to Site



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

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.



ReeceNichols
SOUTH CENTRAL KANSAS

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

Exclusively Offered By:

BRADLEY TIDEMANN, SIOR

Tidemann Real Estate
316-650-8853

Bradley@TidemannRE@reecenichols.com

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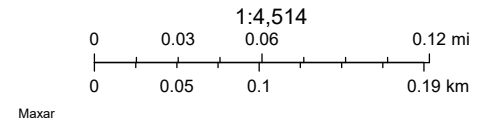
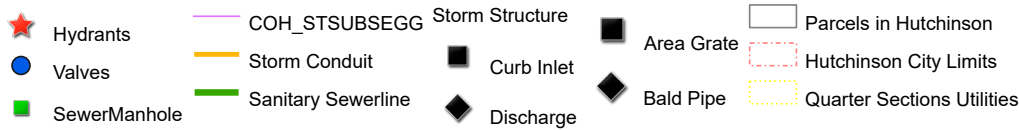
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UTILITY MAP



August 7, 2025



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