



DERBY DEVELOPMENT LAND | NW/c, Rock Rd. & Windmill Rd., Derby, KS

PROPERTY HIGHLIGHTS

- Prime development land located along Rock Road - Derby's main commercial corridor.
- Located near the under-construction \$130M Derby Shores Development - an entertainment destination opening in 2027.
- Ideal for restaurant, medical office, and flex users. Contact broker for details on restrictions.

DEMOGRAPHICS



Population



Avg. HH Income



Median Age

	SIZE	PRICE	GENERAL TAXES	SPECIALS TAX
LOT 2	1.28 A	\$525,000	\$10,626.29	\$9,667.32
LOT 3	2.79 A	\$425,000	\$5,330.01	\$26,231.44

1 MILE

3 MILES

5 MILES



TRAFFIC COUNTS

Rock Rd. & Meadowlark Blvd.	28,932 VPD
Rock Rd. & Windmill Rd.	22,738 VPD
Windmill Rd.	1,247 VPD



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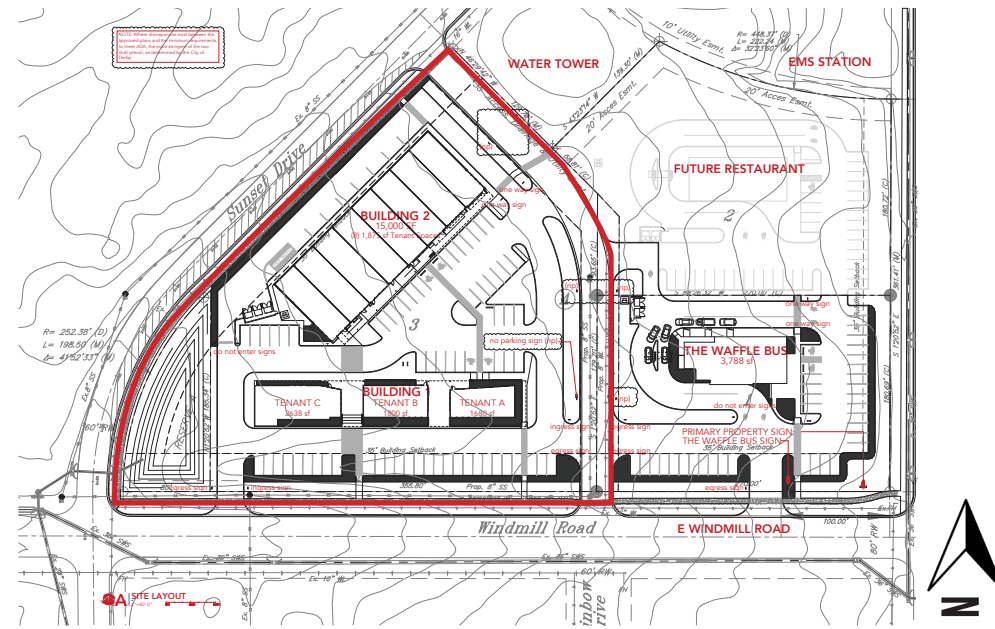
DRONE PHOTOS



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LOT 3



Ideal For Office, Medical Office, Flex Space

DERBY DEVELOPMENTS



Derby Shores will serve as a tourist and entertainment destination featuring a man-made lagoon and beachfront, along with a hotel, rock climbing gym, multiple apartment units and more. The project will bring more than 800 jobs to Derby once construction is completed in mid- 2027.



Greenwood Village is a 154-acre master-planned mixed-use community near 55th and Rock Road that blends modern living with its agrarian heritage. Diverse housing, rear garages, preserved natural features, and eight miles of trails connect residents to parks, amenities, and the Shops at Greenwood Village, future home to hotels, breweries, restaurants, and retail.



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AERIAL



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