

HIGHWAY 24 LAND

Manhattan, KS 66503

FOR SALE



SALE PRICE: \$250,000
SITE ACRES: 1.22 Acres
SITE SF: 53,143 SF
2025 TAXES: Generals: \$409.22

PROPERTY HIGHLIGHTS

- 1.22 acre site along highly traveled Highway 24.
- Prominent location directly across from the new Flint Hills Jeep Chrysler dealership
- Convenient access to Manhattan, Pottawatomie County, and surrounding communities.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
 Population	1,926	7,751	39,170
 Avg. HH Income	\$143,431	\$134,629	\$79,046
 Median Age	33.7	34.3	27.5



TRAFFIC COUNTS

Hwy 24 and Excel Rd 14,185 VPD



ReeceNichols
SOUTH CENTRAL KANSAS

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

Exclusively Offered By:

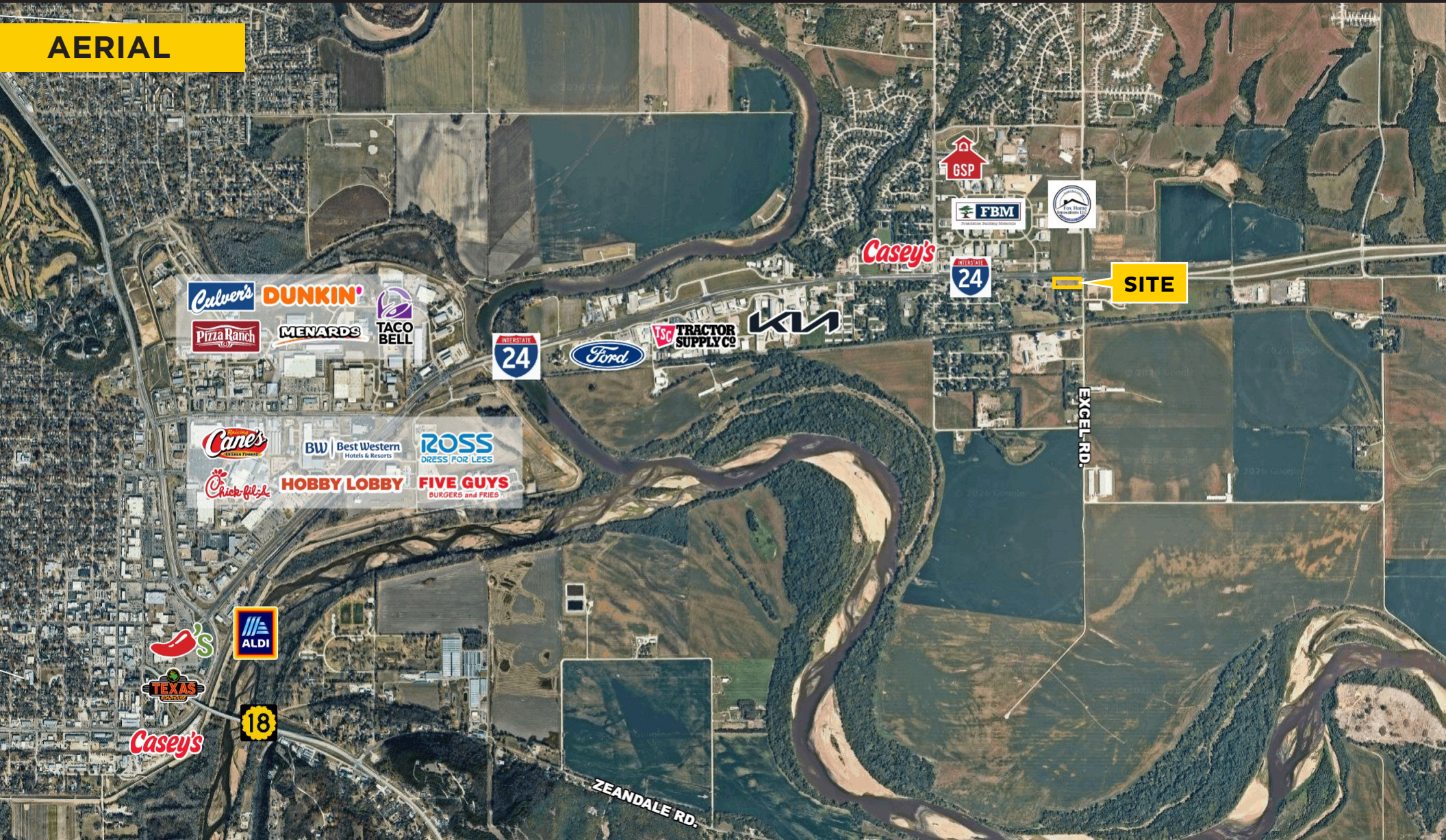
Joel Morris, ALC
316-706-9587
joelm@reecenichols.com

Ben Suellentrop
316-765-5145
bens@reecenichols.com

HIGHWAY 24 LAND

Manhattan, KS 66503

AERIAL



ReeceNichols
SOUTH CENTRAL KANSAS

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

Exclusively Offered By:

Joel Morris, ALC

316-706-9587

joelm@reecenichols.com

Ben Suellentrop

316-765-5145

bens@reecenichols.com