

FOR LEASE
EAST WICHITA PAD SITE
800 BLK. N. WEBB ROAD, WICHITA, KS 67206



* Outline is approximate.

Exclusively Offered By:

Alex Ibarra, CCIM
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ReeceNichols
SOUTH CENTRAL KANSAS

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

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SCAN FOR VIDEO!

FOR LEASE



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LEASE RATE: Contact Broker
LEASE TYPE: Ground Lease or Built-to-Suit
SITE ACRES: 1.2 Acres
 (Can be demised)
ZONING: Limited Industrial

PROPERTY HIGHLIGHTS

- Prime development for lease in East Wichita.
- Excellent visibility from Webb Road.
- Pad site is anchored by the now opened Mammoth Golf.
- Ideal site for service-oriented retailers and restaurants.
- Some restrictions apply. Contact broker for details.

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	9,729 VPD
13th & Webb Road	28,834 VPD



Future dedicated monument signage for the pad site.



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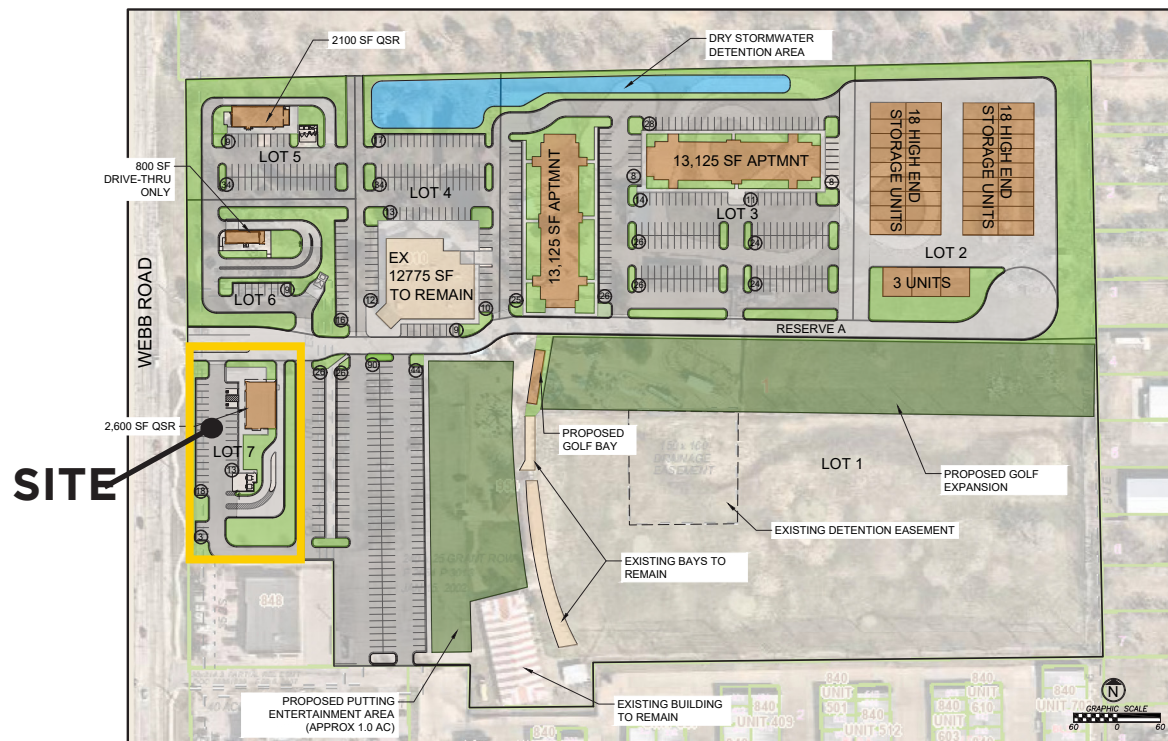
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MAMMOTH CLUBHOUSE



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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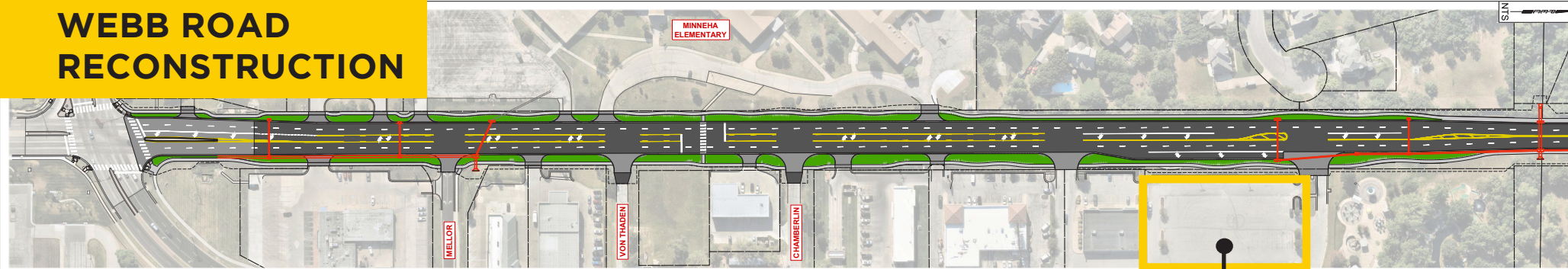
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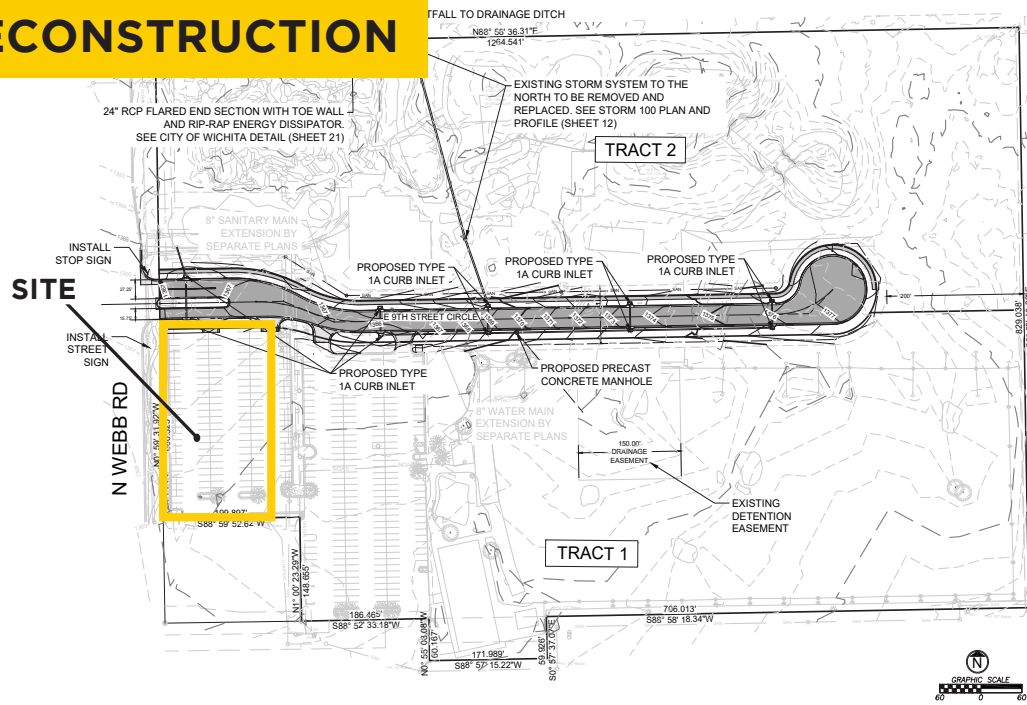
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WEBB ROAD RECONSTRUCTION



ACCESS DRIVE RECONSTRUCTION



SITE

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

Access drive under
construction. Estimated
completion is Q2 2027.



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AERIAL



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