

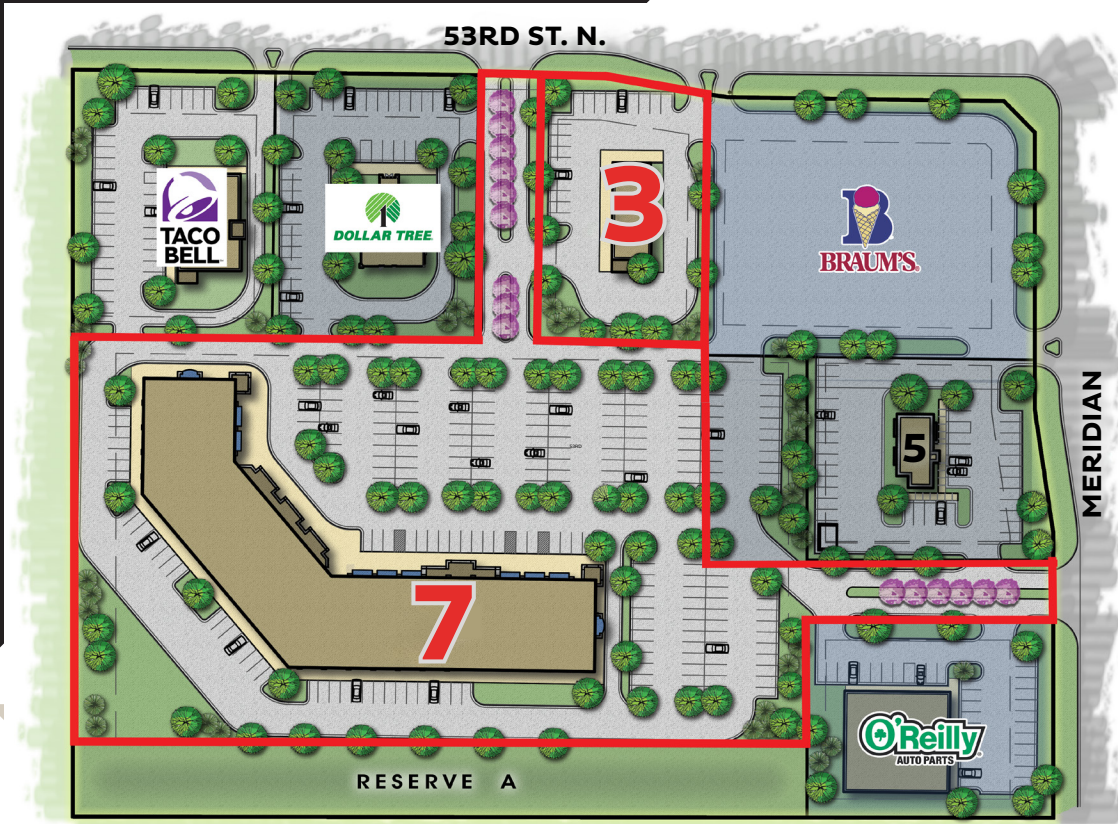


TIDEMANN
REAL ESTATE

MERIDIAN & 53RD DEVELOPMENT LAND

SW/c Meridian & 53rd St. North, Wichita

FOR SALE



LOT 3 - \$13.50/SF
LOT 7 - \$6.50/SF

5.79 ACRES ±

DEEDED LAND AREA

ALL UTILITIES ARE
AVAILABLE AT SITE

UTILITIES

LIMITED COMMERCIAL

ZONING

LOT 3: 28,808 ± SF
LOT 7: 187,641.33 ± SF
RESERVE A: 35,808 ± SF

LOT SIZE

LOT 3: GENERALS - \$2.66
SPECIALS - \$0.00

LOT 7: GENERALS - \$1,146.26
SPECIALS - \$0.00

2025 TAXES

PROPERTY HIGHLIGHTS

- Retail development opportunity at 53rd and Meridian.
- Last remaining pad site with 53rd St. frontage.
- Land capability to build a 30,000 SF Retail Strip Center.
- Area Retailers Include: Braums, Taco Bell, Dollar Tree, O'Reilly's, Wal-Mart and McDonald's.

TRAFFIC COUNTS

- Approx. 32,395 VPD at Meridian and 53rd



ReeceNichols
SOUTH CENTRAL KANSAS
An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

Offered By:

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CONCEPTUAL SITE PLAN

JOHNSON COMMERCIAL CENTRE - WICHITA KANSAS



PROPOSED RETAIL CENTER

LOT AREA

SOLD	35,130 sq. ft. / 0.81 acres±
SOLD	35,475 sq. ft. / 0.81 acres±
PARCEL 3:	28,808 sq. ft. / 0.66 acres±
SOLD	55,768 sq. ft. / 1.28 acres±
SOLD	25,855 sq. ft. / 0.59 acres±
SOLD	31,842 sq. ft. / 0.73 acres±
PARCEL 7	
& RESERVE:	250,189 sq. ft. / 5.74 acres±

 SOLD



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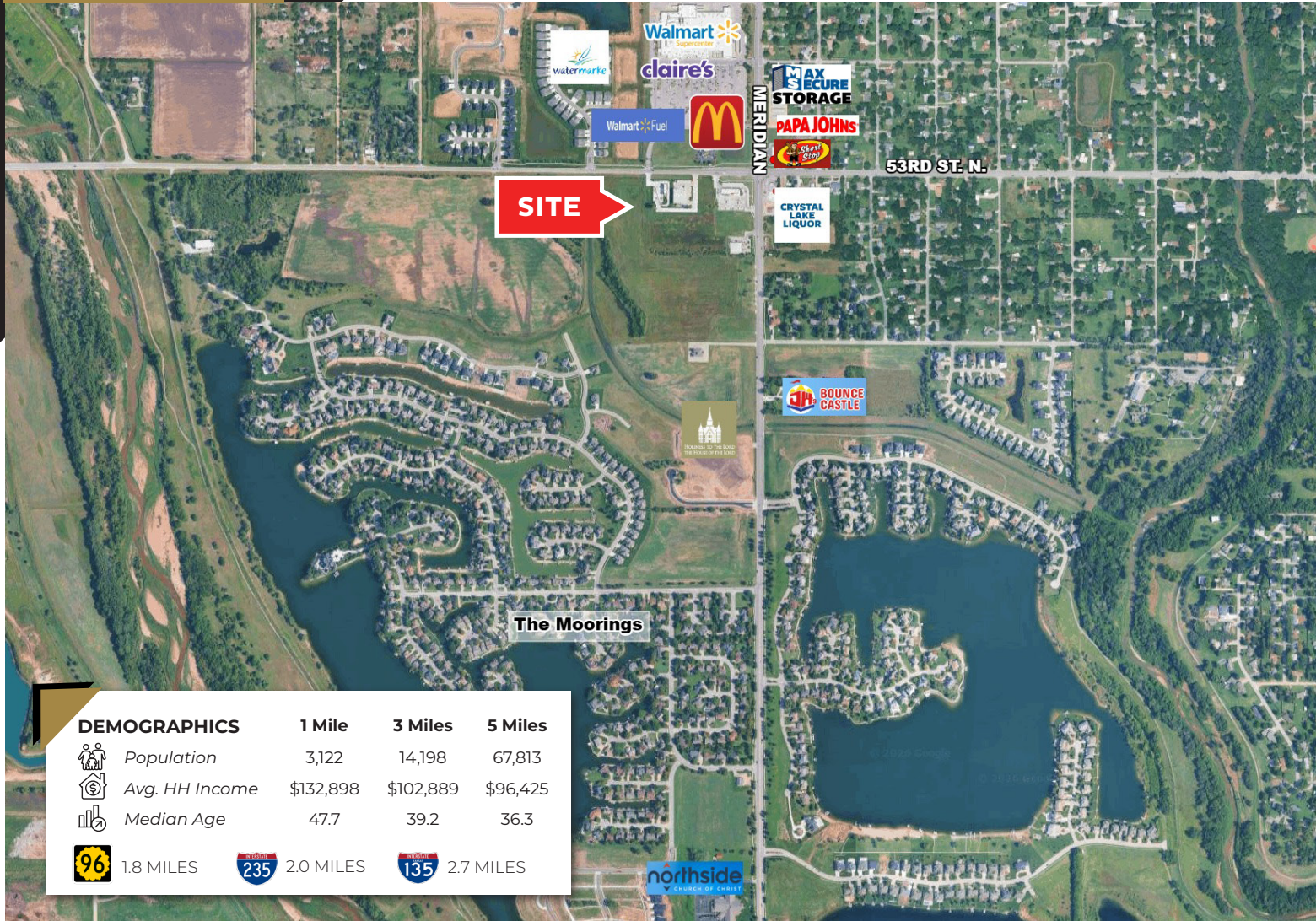
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AERIAL



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	3,122	14,198	67,813
Avg. HH Income	\$132,898	\$102,889	\$96,425
Median Age	47.7	39.2	36.3
1.8 MILES	2.0 MILES	2.7 MILES	