

For Sale - Former Dealership

1200 10th Street | Great Bend, KS 67530



RYAN JOHNSON

214.560.3285 | ryan.johnson@srsre.com

TX License No. 525292-B

MARK REEDER

214.560.3251 | mark.reeder@srsre.com

TX License No. 318755-B

PRESTON ENLOE

214.560.3250 | preston.enloe@srsre.com

TX License No. 784317-SA

LARRY E GOLDMAN, CCIM

913.707.9030 | lgoldman@goldmancres.com

KS License No. BR00032675

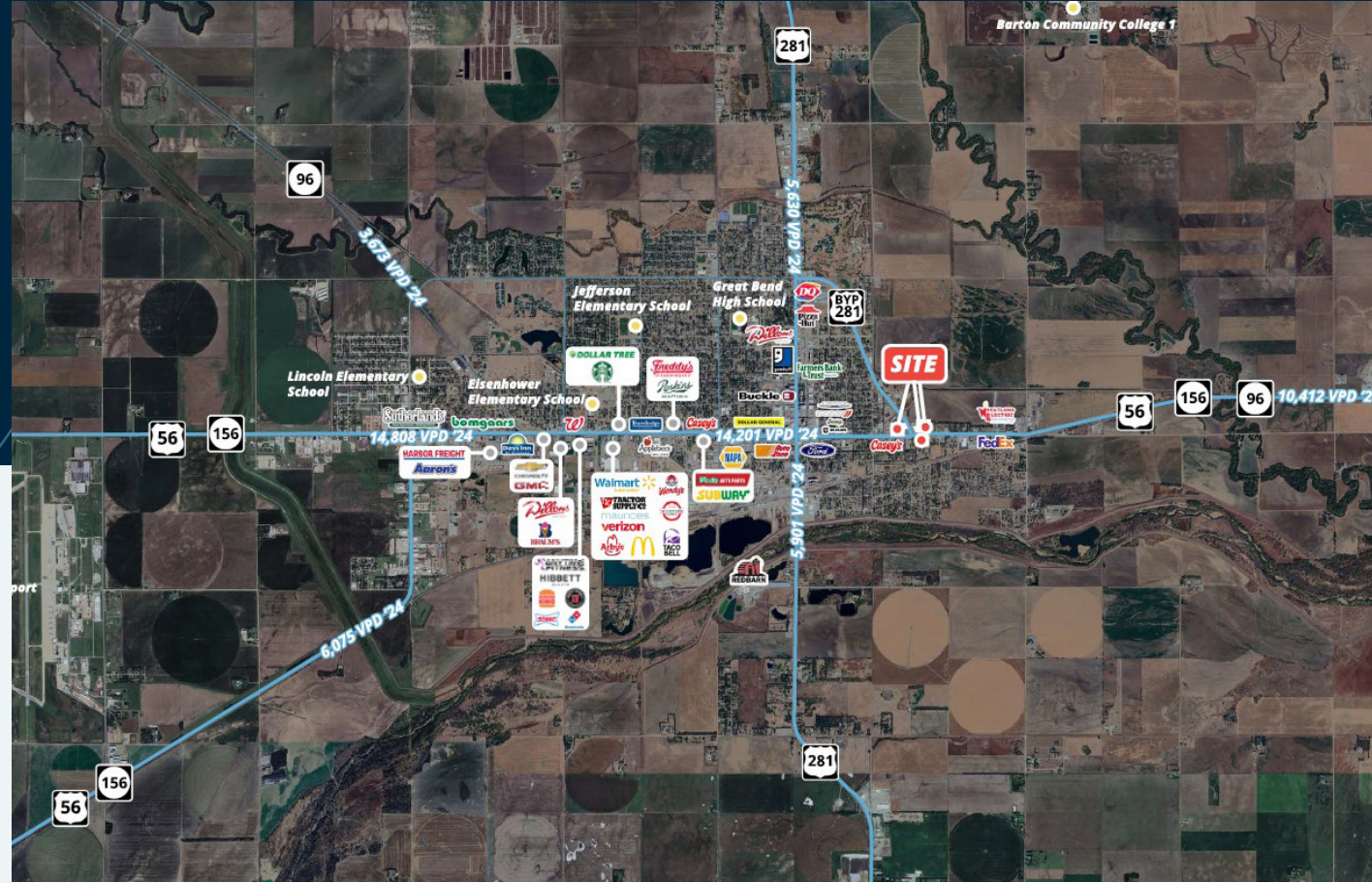


For Sale Former Dealership

1200 10th Street
Great Bend, KS 67530

Property Specifications

LAND SIZE	TRACT 1 - ±3.6 AC
	TRACT 2 - ±1 AC
	TRACT 3 - ±3.5 AC
BUILDING SPACE	BLDG 1 - ±17,000 SF
	BLDG 2 - ±1,775 SF
PRICE	\$1.7M



About the Property

- Centrally located dealership and commercial land in Great Bend, KS prominently located on Hwy 56
- Positioned about 90 miles northwest of Wichita, KS
- Great Bend offers small-town affordability with big business potential, located along major transportation routes and anchored by agriculture, energy, healthcare, and manufacturing, it serves as a regional hub for central Kansas
- Storage Lot 3.5 AC is zoned M-1 (Light Industrial) and the 1 AC is zoned C-2 (General Commercial)
- RV Deed Restriction

Traffic Counts

Hwy 56	14,201 VPD
Hwy 287, North of Hwy 56	5,630 VPD
Hwy 281, South of Hwy 56	5,901 VPD

Year: 2024 | Source: KSDOT

Join These Retailers



RYAN JOHNSON TX License No. 525292-B
214.560.3285 | ryan.johnson@srsre.com

MARK REEDER TX License No. 318755-B
214.560.3251 | mark.reeder@srsre.com

PRESTON ENLOE TX License No. 784317-SA
214.560.3230 | preston.enloe@srsre.com

LARRY E GOLDMAN, CCIM KS License No. BR00032675
913.707.9030 | lgoldman@goldmancres.com

SRS REAL ESTATE PARTNERS



19 SURVEY DRAWING

17 NORTH ARROW / SCALE

SCALE : 1" = 50'

9 LEGEND

(M) Measured (D) Described (P) Plotted (C-D) Calculated per Described

- Set 1/2"x24" Rebar with #340 Cap
- Found Chiselled "a"
- Found 3/4" Rebar (Origin Unknown)
- Found 1/2" Rebar (OCM)
- Found PK Nail
- Bollard
- Sanitary Clean Out
- Sign
- Keyhole
- Monitoring Well
- Inset
- Emergency Shut Off
- Water Meter
- Sanitary Sewer Manhole
- Yeast (on noted)
- Cable River
- Water Tapset
- Storm Manhole
- Electric Box
- Water Meter
- Gas Meter
- Sanitary Sewer Manhole
- Yeast (on noted)
- Cable River
- Water Tapset
- Storm Manhole
- Electric Box
- Electric Outlet
- Electric Transformer
- Electric Meter
- Light Pole
- Telephone Pole
- Power Pole
- Gas Valve
- PPH-Power Pole
- ET-Electric Transformer
- DU-Electric Meter
- UC-Underground Conduit
- OMP-Corroded Metal Pipe
- Overhead Electric Line
- Fence
- Overdrift
- Property Line

This survey coordinated, but not performed, by Commercial Due Diligence Services. Survey obtained from and certified to by a land surveyor licensed in the state property is located.

Copyright © Commercial Due Diligence Services. This format and style is protected by Copyright, all rights are reserved. Any use of this format and style is strictly prohibited without prior written permission from Commercial Due Diligence Services.

Sheet 2 of 2

18 ALTA/NSPS Land Title Survey

This survey prepared in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys (Effective February 23, 2021)"

This Work Coordinated By:

CDS COMMERCIAL DUE DILIGENCE SERVICES

3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Office: 405-253-2444
Website: www.firstmcds.com
Toll Free: 888.322.7371

Prepared For:

Commitment No. NCS-1131465-ORL

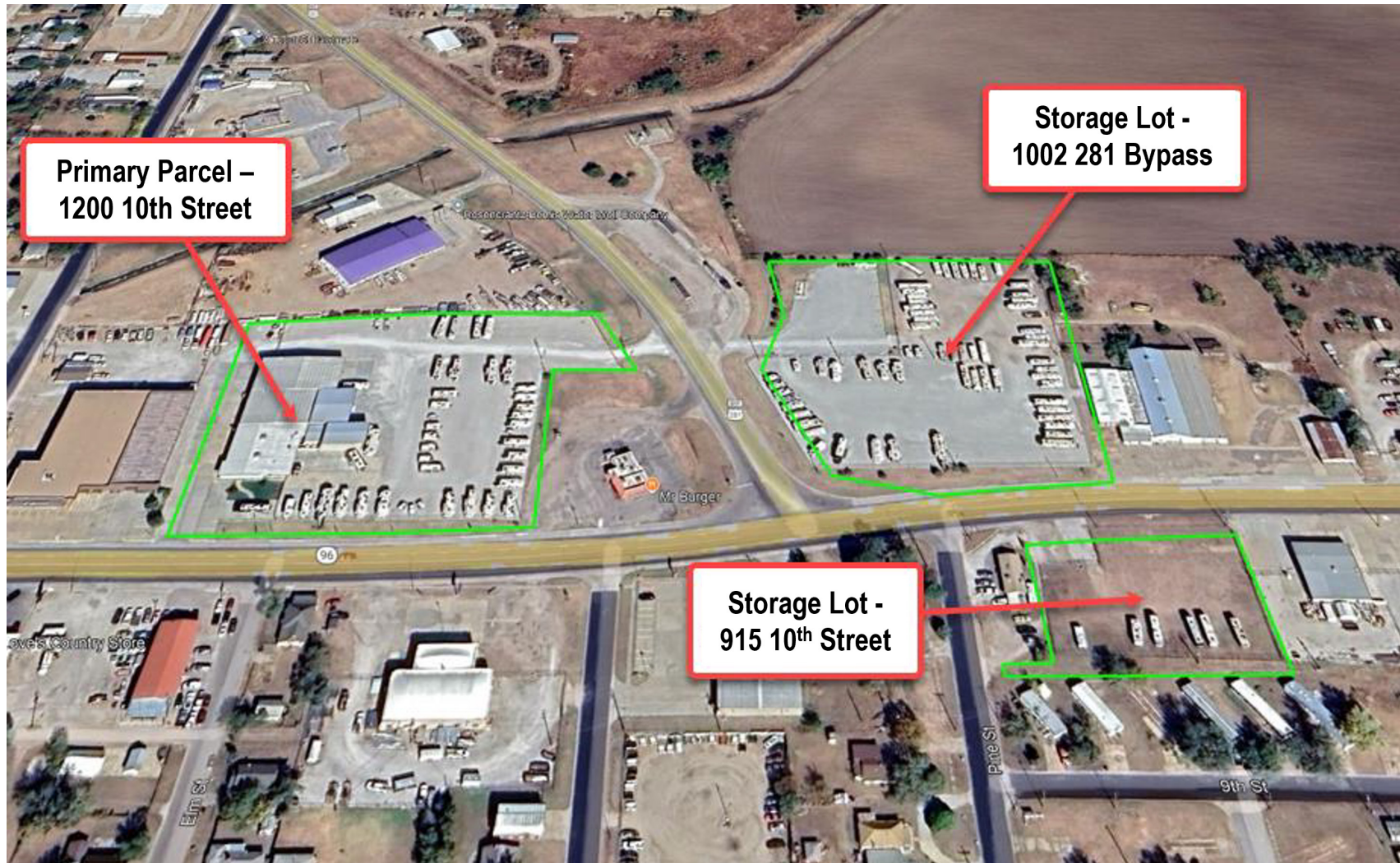
20 PROJECT ADDRESS

1200 10th Street, 915 10th Street and 1002 281 Bypass

Project Name:
Camperland RV-Great Bend, KS

CDS Project Number:
22-05-0760

This survey coordinated, but not performed, by Commercial Due Diligence Services. Survey obtained from and certified to by a land surveyor licensed in the state property is located.







281

5,630 VPD '24

PHILLIPS 66

DODGE
RAM
Jeep

Ford

5,901 VPD '24

281

BYP
281

3,400 VPD '24

PARK AVE

Tract 1
3.6 AC

Tract 3
3.5 AC

Tract 2
1 AC

SITE
±8.01 AC

56

14,201 VPD '24

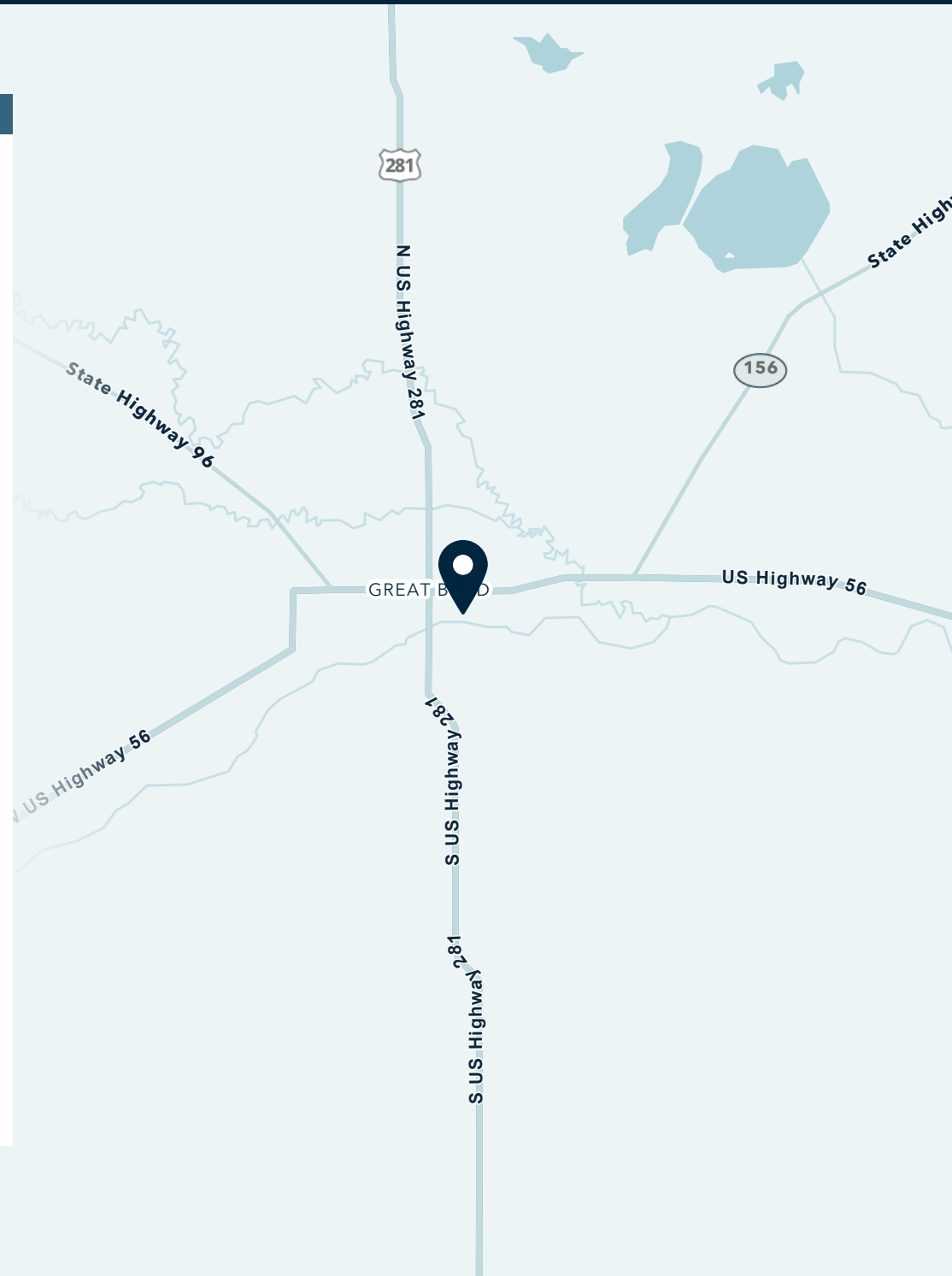
Casey's

10TH ST

10,412 VPD '24

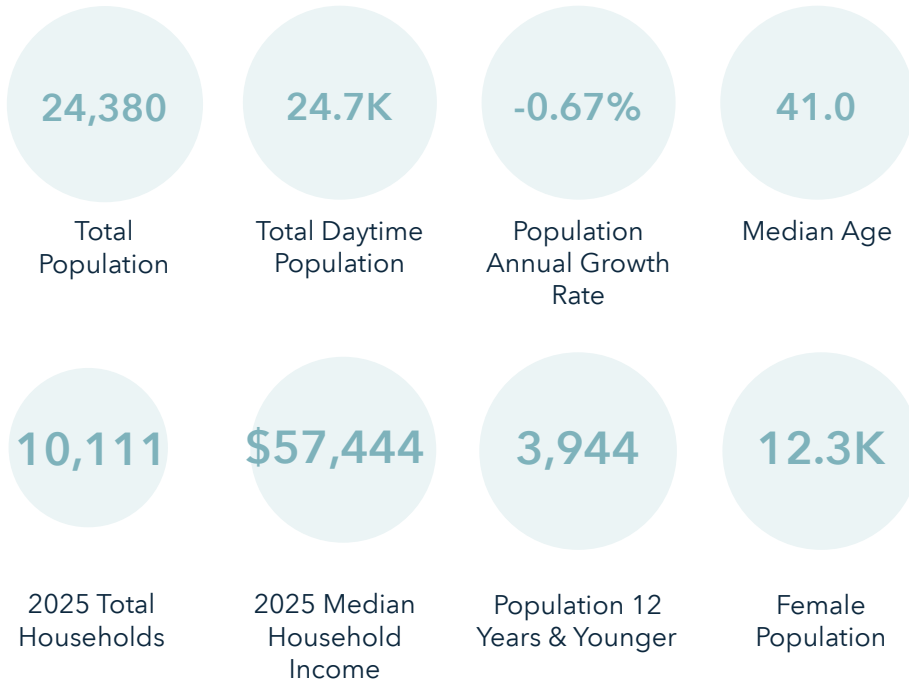
Area Snapshot

Population	5 MILES	10 MILES	15 MILES
2025 Estimated Population	16,803	20,252	24,380
2030 Projected Population	16,287	19,613	23,578
Proj. Annual Growth 2025 to 2030	-0.62%	-0.64%	-0.67%
Daytime Population			
2025 Daytime Population	17,807	21,218	24,722
Workers	9,005	10,559	11,724
Residents	8,802	10,659	12,998
Income			
2025 Est. Average Household Income	\$73,228	\$73,404	\$73,941
2025 Est. Median Household Income	\$59,217	\$58,018	\$57,444
Households & Growth			
2025 Estimated Households	6,943	8,365	10,111
2030 Estimated Households	6,710	8,074	9,743
Proj. Annual Growth 2025 to 2030	-0.68%	-0.71%	-0.74%
Race & Ethnicity			
2025 Est. White	77%	79%	81%
2025 Est. Black or African American	2%	1%	1%
2025 Est. Asian or Pacific Islander	1%	1%	1%
2025 Est. American Indian or Native Alaskan	1%	1%	1%
2025 Est. Other Races	20%	18%	16%
2025 Est. Hispanic (Any Race)	23%	20%	18%



Ring of 15 Miles

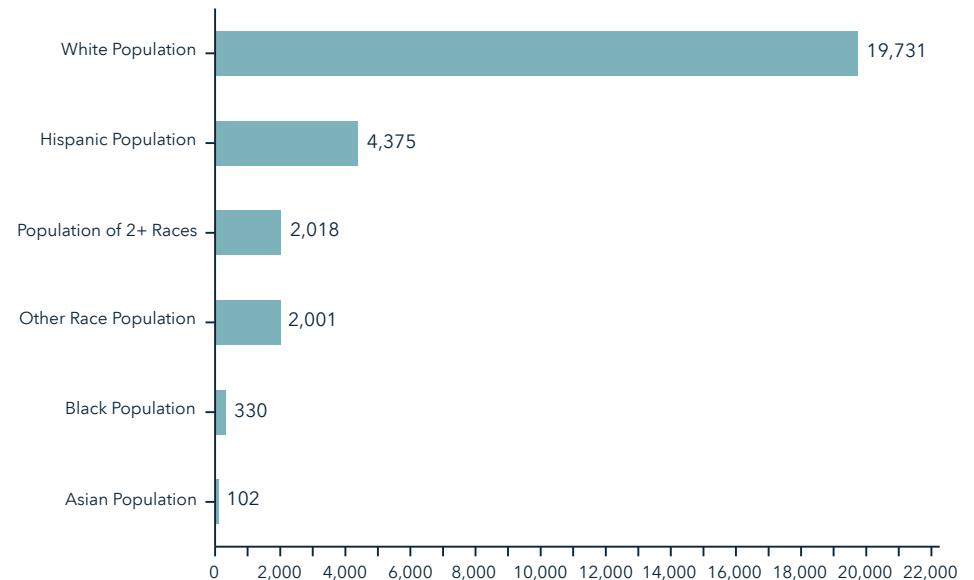
Key Facts



Annual Household Spending



Restaurants & Housing Growth





8144 Walnut Hill Ln, Suite 1200
Dallas, TX 75231
214.560.3200

RYAN JOHNSON

214.560.3285 | ryan.johnson@srsre.com
TX License No. 525292-B

MARK REEDER

214.560.3251 | mark.reeder@srsre.com
TX License No. 318755-B

PRESTON ENLOE

214.560.3250 | preston.enloe@srsre.com
TX License No. 784317-SA



Goldman Investment Advisors, Inc.

2409 W 104th Ter.
Leawood, KS 66206

LARRY E GOLDMAN, CCIM

913.707.9030 | lgoldman@goldmancres.com
KS License No. BR00032675

SRSRE.COM

©2026 SRS. All Rights Reserved.

The information presented was obtained from sources deemed reliable;
however SRS does not guarantee its completeness or accuracy.