



MERIDIAN & 53RD DEVELOPMENT LAND

FOR SALE SWC MERIDIAN & 53RD ST. N., WICHITA, KS 67204



DEEDED LAND AREA

5.79 ACRES ±

UTILITIES

AVAILABLE AT SITE

LOT SIZE

LOT 3: 28,808 SF ±

LOT 7: 187,641.33 SF ±

RESERVE A: 35,808 SF ±

PRICE

\$13.50/SF

\$6.50/SF

2025 TAXES

LOT 3: GENERALS \$2.66 - NO SPECIALS

LOT 7: GENERALS \$1,146.29 - NO SPECIALS

ZONING

LIMITED COMMERCIAL

PROPERTY HIGHLIGHTS

- Retail development at Meridian and 53rd St. North.
- Located across from Walmart Supercenter and McDonald's.
- Last remaining pad site with 53rd Street frontage.
- Land capability to build a 30,000 SF retail strip center.

TRAFFIC COUNTS



APPROX. 32,395 VPD @ MERIDIAN & 53RD

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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