

Prime Corner Commercial Lot: US-169 & US-54 Corridor

1303 East Street, Iola, KS 66749 | \$225,000 | 0.66 Acre Corner Lot



NRP Abatement

Annual Taxes \$3378

Eligible more major NRP tax Abatementsto significantly reduce long-term carry costs

172ft

East Street Frontage

Direct frontage on a major commercial corridor

High

Visibility

Prime corner lot on a major thoroughfare with significant traffic

28,750

Square Feet

0.66 acres of level, cleared, pad-ready ground

Core Property Specifications

Zoning	Commercial
Lot Size	0.66 Acres
Traffic Count	8,500 vehicles/day
Frontage	172 ft on East Street
Water & Sewer	City/Public – Connected
Road Access	Chip & Seal, Concrete, Paved
Annual Taxes	\$3,378/year
Asking Price	\$225,000

Why This Site Wins

Prime Corner Location

Situated on a busy corner lot on a major thoroughfare, offering excellent exposure and accessibility to both local residents and passing commuters.

Infrastructure Ready

Level, cleared ground with city water, sewer, electricity on-site, and paved road access already in place – minimize pre-development costs.

NRP Tax Incentives

Eligible for excellent local NRP tax abatement programs – a rare financial advantage for new development.



Target Development Uses: Prime corner lot ideal for Restaurant, Fast Food, Drive-Thru, or high-volume dine-in/takeout concepts – designed to accommodate high-volume operations at a high-visibility intersection.



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Iola, Kansas: The Regional Trade Hub

Dominant Commercial & Medical Center for a **50-Mile Multi-County Radius** — anchored by two of America's most strategic highway corridors.

1

US-169: North–South

Major thoroughfare directly connecting **Kansas City to Tulsa** — funneling regional traffic through Iola daily.

2

US-54: East–West

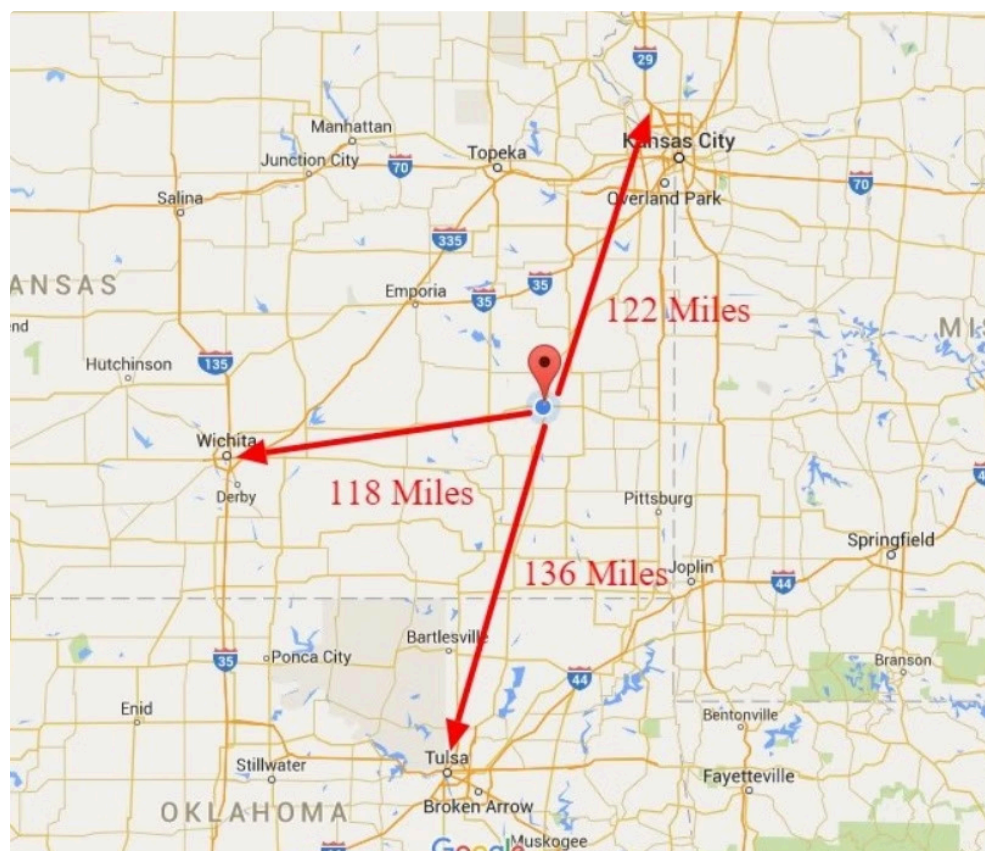
Captures heavy traffic flowing from **Wichita to the Lake of the Ozarks** — a true cross-state gateway corridor.

3

The Crossroads Advantage

Where these two highways meet, Iola becomes the **unavoidable commercial stop** for a vast multi-county trade area.

Regional Distances



Kansas City

100 Miles North via US-169

Tulsa

143 Miles South via US-169

Wichita

115 Miles West via US-54

Joplin

99 Miles East via US-54

The Economic Foundation



Captive Consumer Base

Dominant commercial hub serving a 50+ mile regional radius with consistent, loyal consumer traffic.



Regional Employment & Institutional Anchors

- Major Daytime Employers: Minutes from high-output manufacturing hubs including Russell Stover's Chocolates, Peerless Windows, and Gates Rubber.
- Critical Healthcare Proximity: Located within blocks of the Allen County Regional Hospital, driving consistent high-income professional traffic and medical-related consumer needs to the immediate area.
- Educational Pull: Situated just blocks from the new local grade school, ensuring steady, recurring morning and afternoon traffic patterns from local families.
- Infrastructure Stability: These anchors provide a permanent, non-discretionary consumer base that insulates the property from broader market volatility.



Economic Stability

Economy anchored by a robust manufacturing base and a steady healthcare sector — resilient and growing.

"The intersection of US-169 and US-54 is not just a crossroads — it's the commercial heartbeat of Southeast Kansas, serving consumers across a 50-mile radius every single day."

[CONTACT THE LISTING BROKER](#)



Jennifer Chester, Broker

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Crown Realty

For inquiries on 1303 East Street, Iola, KS 66749 — reach out to discuss this rare pad-site opportunity at one of Southeast Kansas's most strategic commercial intersections.



Jennifer Chester, Broker – Realtor®
620-228-1413

Quick Summary

- \$225,000 asking price
- 0.66 acres — corner lot, pad ready
- Commercial zoning — no rezoning needed
- \$3,378/year taxes + NRP abatement eligible
- 172 ft East Street frontage
- 8,500 vehicles/day traffic count
- All utilities available